TOWN OF ORFORD

Board of Selectmen

Public Hearing

Community Development Block Grant

Meeting Minutes

July 12, 2017

**Call Meeting to Order**

The meeting was called to order at 7:00 PM.

Adams give a brief update on the roads and thanked everyone for their patience and assistance following the July 1st storm and the damage it left. All Town roads are passable and work continues to bring them back to pre-storm condition, Route 25A is passable, at your own risk, and the State hopes to have it paved by the end of the week. With seventeen miles of dirt roads and two miles of paved town roads damaged from the storm the preliminary estimate for repair is four to five million dollars. Volunteers were thanked for their services and asked to submit the time they worked or equipment they used with Sheri Clifford for FEMA reporting. For those private property owners Adams stressed that they contact 211 to be placed on the list, if FEMA cannot assist there are non-profits that might.

Adams proceeded with the Public Hearing process of introduction of language, presentation of facts, and public comments.

Part I

Donna Lane – CDBG Consultant read the required disclosure statement (attached)

Anne Duncan Cooley, Chair of the Orford Academy Building Task Force, gave a brief background of what the task force has researched for use this building and introduced the task force members. Sylvia Paxton, Mark Blanchard, Carl Schmidt, Terry Martin, Anne Green, David Ricker and Tom Bulbolz. School Board Members, representatives from AHEAD, the project architect and Rivendell Academy Principal were introduced and gave a brief comment of how they felt this project would benefit Rivendell Students and Orford.

Comments:

Jim McGoff spoke against the project, concerned with the type of residents that would be housed there in close proximity to the school.

AHEAD: Residents were restricted to 62 years and older and not to discriminate due to physical or mental handicaps.

Ruth Cserr and Judith Parker felt the project was good for the aging community and would keep the building in good repair.

Sam Hanford asked the rules of admission.

AHEAD: with the 400 units of housing they manage at this time, 60% is senior housing, background checks are done and each applicant is investigated by the staff to guaranty income.

Deborah McGoff encouraged the task force to visit one of these facilities as she has done in Woodsville, NH. She described her visit and stated that Orford residents were not guaranteed a place in the requested facility.

Gail Dimick has been to most of these types of facilities and felt it would be an asset.

Kelley Monahan asked what was the qualifying pool, just NH residents?

AHEAD: they can’t discriminate where the senior residents come from.

Tom Steketee asked how the money works if the block grant was awarded and the effect on the tax base.

AHEAD: Per NH Statue, there would be payment in lieu of taxes, town tax not school tax. A rate agreed upon by the Town and AHEAD.

Kathy Blanchard was in favor of the project and with all avenues investigated this was the one that best suited everyone.

Paul Carreiro asked the Board about the Master Plan and to look at how this money will be spent, as it is not putting the town’s residents first.

Jordon Sutherlin questioned the applicant ability to pay.

AHEAD: The applicant charge for a unit does not exceed 30% of their income.

Susan Worthington (Piermont Resident) was in favor of this project as she does not want to leave this area and Piermont does not offer senior housing.

Emily Bryant asked what rental prices would be.

AHEAD: It varies due to funding, 30% of income usually or a market rate of $700 per month.

Part I of the Public Hearing was closed at 8:35 PM

Part II began at 8:35 PM

Donna Lane read a proposal for a Housing & Community Development Plan explaining that it was a standard proposal and does not cost the town or obligate the town to anything. It is just goals that they propose to be adopted by the Board so they can apply for the CDBG grant.

John Adams questioned if this should go before the Planning Board as they do the Master Plan. Lane explained that this is not part of the Master Plan, it is separate.

Paul Carreiro contested the public hearing per RSA 674:1, and 2, duties and responsibilities of the Planning Board. Adams acknowledged Carreiro’s position and asked for public opinion, do they want to have this type of language? The majority in attendance agreed to this language.

Part II of the Public Hearing was closed at 9:18 PM

Part III began at 9:18 PM

Donna Lane read the Anti-Displacement & Relocation Plan, which is HUD driven and requires adoption for the CDBG project. This is a CDBG obligation if using these funds and doesn’t really effect this situation as the building is presently vacant so there are no ramifications.

Carreiro contested this portion of the public hearing.

Paul Goundrey explained that this was a formality as the building is vacant and would not affect anyone.

Part III of the Public Hearing was closed at 9:26 PM

John Adams asked the Selectboard how they wanted to proceed.

David Smith stated he didn’t take this responsibility lightly and taking everything into consideration he suggested moving any decisions to another time.

Paul Goundrey suggested to make a motion for each section contingent upon legal counsel recommendations.

Part I

A motion was made for the Selectboard to vote to approve the submittal of the application and vote to authorize the Chairman to sign and submit the application, and upon approval of the CDBG application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract and any amendments thereto. The motion passed, two votes yes, one vote no

Part II

A motion was made that the Selectboard vote to adopt the Housing and Community Development Plan contingent upon legal opinion of town council that adoption of the Housing and Community Development Plan is within the Selectboard’s authority.

The motion passed, two votes yes, one sustained

Part III

A motion was made that the Selectboard vote to adopt the Anti-Displacement and Relocation Assistance Plan contingent upon legal opinion of town council that adoption of the Anti-Displacement and Relocation Assistance Plan is within the Selectboard’s authority. The motion passed, two votes yes, one vote no

**Adjourn**

The meeting adjourned at 9:45 PM

Respectfully Submitted,