

TOWN OF EGREMONT, MASSACHUSETTS
MEETING OF THE EGREMONT MUNICIPAL HOUSING TRUST BOARD
MINUTES

Date: October 19, 2023
Time: 8:00am
Place: Via Zoom Meeting
Egremont

Present in-person were Chairman Richard Stanley, Vice-Chairman Craig Barnum, Treasurer Bob Noonan, Secretary Mary Brazie, and member Lucinda Vermeulen
Others participating via zoom: Mary McGurn, Liz Wilson, Doug Mishkin and Judith Goodman.

It was announced that the meeting is video and audio recorded.

MINUTES:

The minutes of the October 12 meeting were accepted with minor edits.

NEW BUSINESS:

Board members will review the Governor's housing initiatives that were recently announced.

OLD BUSINESS:

Town Site:

The well recently drilled at the Town lot is 500' deep with 40' of casing. The current yield is 1 gallon per minute. Hydrofracturing can be done at a cost of about \$6,000 and is about 90% effective in increasing yield. There is no estimate as to how much further yield may be gained. Wells within 200' may possibly see cloudy water for a short time period after the hydrofracturing.

Don Peck did the site work and septic system on the town lot. Chairman Stanley met with him at the site to get a better understanding of what was done. The site for the houses were cut into the bank and the lower units were to be walk outs. Pipes for the septic are already installed under the access.

Linda Shafiroff of Creative Building Solutions is putting together a proposal for engineering and site plans. Her proposal will include a 3D CAD presentation to be used for promotional purposes.

The 2018 vote to lease the property to Construct to build 4 units was passed a majority hand count and funding through taxpayer dollars was defeated.

Other Possible Properties:

Some members of the Board had a tour of the property at 72 Main Street. All agreed that renovations to this structure would be price prohibitive at this time.

The Board will take a look at 64 Sheffield Road as a possible site for housing. The structure lends itself to a much less costly renovation than 72 Main Street. The excess land, which is wooded and wetlands, abuts the Appalachian Trail and other conserved lands to may be of interest to the Egremont Land Trust or other land conservation groups. This could be a good site to construct homes on that are then sold for workforce housing.

It was noted that David Thorne, who owns the property on the other side of Sheffield Road has 4-5 affordable units. He has spoken about the need for zoning amendments allowing tiny homes and

cluster housing in Egremont. The Board will ask that the Planning Board and its zoning consultant attend a meeting of the Housing Trust Board in the near future to discuss zoning amendments supporting workforce housing.

FY 2025 budget:

Can be established after receiving a proposal for engineering and site planning.

FUNDS:

Housing Trust: \$100

Short-term Rental Impact Fee: \$10,748

The next meeting will be Thursday, November 2, at 8:00 am.

Meeting adjourned at 8:55am.

Mary Brazie,
Office Administrator

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The recording of the meeting is posted on the town's web page. Attachments are on file at Town Hall.