

**MINUTES
BOARD OF TRUSTEES OF THE
HARWICH AFFORDABLE HOUSING TRUST
SMALL MEETING ROOM - TOWN HALL
732 MAIN STREET, HARWICH, MA 02645
WEDNESDAY, APRIL 16, 2025 - 5:00PM**

MEMBERS PARTICIPATING: Larry Ballantine, Chair, Brendan Lowney, Vice Chair, Bob Spencer, Clerk, Claudia Williams and Julie Kavanagh

I. CALL TO ORDER

Mr. Ballantine called the meeting of the Harwich Affordable Housing Trust to order on Wednesday, April 16, 2025 at 5:00PM noting that they would be entering into Executive Session. Mr. Ballantine noted that he had deleted the Agenda items related to specific properties due to the length of time the Executive Session will take. He also noted that he had spoken with John Carey and invited him to attend. Mr. Carey responded that he would prefer to wait until next month.

Mr. Spencer moved to enter into Executive Session as presented. Seconded by Mr. Lowney.

Vote: 4:0 in favor by roll call vote. Motion carried.

Ms. Kavanagh was not present for the motion and vote. Ms. Kavanagh joined the Executive Session while underway.

II. EXECUTIVE SESSION

Pursuant to G.L. c. 30A, §21(a)(6), to discuss and vote on 456 Queen Anne Road (Land Disposition Agreement and Ground Lease) related to the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiation position of the public body. A vote regarding whether to go into Executive Session is expected, and votes may occur during the Executive Session.

III. PUBLIC COMMENT

IV. NEW BUSINESS

A. Invite the Board of the Cape Cod Theatre Company/Harwich Jr. Theater and the Harwich Historical Committee to designate two members each to serve with two members of the HAHT on an exploratory sub-committee (for a 6- month term) chaired by

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a HAHT member to consider housing at 265 Sisson Road, upgrades to the existing building at 265 Sisson and development of an Historical Campus Plan.

Mr. Spencer noted that the Harwich Junior Theater was asking for the Trust's permission to go forward with the installation of a fence which he described. He noted that the HJT needs the Trust's approval to go before the Historic District.

Mr. Spencer moved to allow the Harwich Junior Theater to install fencing as a safety issue. Second by Ms. Williams.

Vote: 5:0 in favor. Motion carried.

Mr. Ballantine signed the necessary documentation for the HJT to proceed.

V. OLD BUSINESS

A. Minutes from 03/12/25

B. - Discussion with John Carey to confirm an additional apartment in the West Harwich Square project as collateral for the \$150,000 granted for pre-construction work. Draft to be provided for consideration

No action.

V. NEXT MEETING: Wednesday, May 14, 2025

VI. ADJOURN

Ms. Kavanagh moved to adjourn. Seconded by Mr. Spencer.

Vote: 5:0 in favor. Motion carried. Meeting Adjourned.

Respectfully submitted,

Judi Moldstad
Board Secretary

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