

LCI Board Minutes

October 27, 2010

PRESENT: Timothy Yolen, Hon. Dolores Colon, Marlene Napolitano, Reuben Taylor, Matthew Browning, James Connelly, Kevin Arnold , Evan Trachten, Erik Johnson

Absent: Gregory Smith, Hon. Alfreda Edwards

Meeting called to order at 6:10p.m.

Chairman Yolen welcomed our new members

Review of LCI Board meeting minutes for July 28, 2010 Approved subject to the correction of Aldw. Colon's name (Dolores).

Action Items

13 Grannis Street

Evan Trachten stated the City wishes to dispose of this sliver lot the Fargeorge's as a sliver lot for \$1.00. Evan explained that he was speaking with Cordalia Benoint in the hall prior to the meeting to discuss the easement needed to secure access to this property. The property has a long history; LCI facilitated the abandonment of this paper street and is attempting to complete the process by disposing of this parcel to the Fargeorge's. There are no houses on this street and no municipal services delivered to Grannis Street. In 2007 the street was abandoned and Frank D'Amore made a sketch of what the finished product would be (part of packet). Once the road was abandoned the land reverted to the adjacent property owners as depicted in the drawing. This sale creates a conforming property line. LCI will be working to get them an easement from the Land Trust or the other neighbor (Manning). There were some questions about the Land Trust's willingness to grant the easement so the approval would be conditioned upon that.

Approved, subject to obtaining & recording an easement prior to closing

99 Road Dam & Creek

Evan Trachten stated the City wishes to dispose of a portion of this sliver lot for \$1.00 to the Elher's as a side yard (the other portion will be sold to the other neighbor in the future. This is a narrow lot and not suitable for development. Board members pointed out the almost \$90,000 assessed value of the land. Director Johnson thought an assessment model brought that value up do to the proximity to the ocean. Staff explained that a site visit was conducted and the land is not suitable for housing development. LCI spends money maintaining this property so the City will realize a savings by selling this sliver lot. Chairman Yolen gave a little history on the sliver lot program and Director Johnson stated in the future development my be possible on some of these lots. Kevin Arnold stated he was not sure if he is an official voting member just quite yet because had had gone before the BoA on Monday.

Approved unanimously

Various Properties Saltonstall & Wolcott (aka Murray Place)

(191 Saltonstall Avenue ,0 Saltonstall Court ,195 Saltonstall Court, 199 Saltonstall Court
201 Saltonstall Court, 209 Saltonstall Court, 190 Wolcott Street)

Evan Trachten explained that Mutual Housing is proposing to do a 19 unit rental development at this site. Ten units will be on City land so the purchase price is \$10,000 as a non-profit (the assessed value of all of the land is about \$280,000). This is part of a larger project in Fair Haven by the same non profit, a total of 46 units will be added at two locations. This site will accommodate residents between 80%-25% of the area AMI. The alderwoman supports this sale. They have all of the finances in place and site plan approval from City Plan Commission. The site was blighted and a dead body was found at this site in March of 2010. A deconstruction demolition was conducted as part of a C.E.O. job training at this site. This is a “green” style development (Energy Star 3.0) with a lot of green features. The property will be taxable and building permit fees will be collected. Erik Johnson explained that this is a “tax credit” based project. **Approved unanimously**

273 James Street

Evan Trachten stated this is an even split of a sliver lot for \$1.00 per applicant. The applicant Ms. Davis has a tiny yard and will benefit from the extra 15’ of land. The other applicant will also gain a side yard. This lot is only 30’ wide and not suitable for development. **Approved unanimously**

Old Business: None

A motion was made to adjourn, seconded, and all were in favor. Adjourned @ 6:45 PM.