

TOWN OF LENOX  
AFFORDABLE HOUSING COMMITTEE  
MINUTES July 16, 2015 (as amended, 2/2/2016)

The Affordable Housing Committee officially opened at 5:40 p.m.

Members present: 4

Deborah Burke,(chair).....DB

Olga Weiss.....OW

Charlene Rosen.....CR

Ellen Jacobson.....EJ

Members absent: 1

Kate McNulty Vaughan..KMV

Also in attendance: Gwen Miller, Town Planner.....GM

READING OF MINUTES

DB: Motion to approve minutes.

Second: OW

Three members approve: OW,DB,CR. EJ abstains because of absence.

DISCUSSION OF CAMERON HOUSE DEVELOPMENT

EJ questions the age minimum for residence at Cameron House. Suggests it should be "65" not "55." EJ agrees to check on this later.

DB asks: (1) Does the committee want to make a public statement or send a letter to the ZBA regarding Cameron House? (2) If so, what is the content to be?

OW: Yes. It is part of our mission to make comments and it is our ethical responsibility to do so.

EJ, "yes" CR, "yes" DB, "yes"

A motion is made by OW that we send comments in the form of a letter to the ZBA.

Second: CR. All approve.

DB reports that GM has been in close contact with developers.

On June 24, 2015, OW,DB,& KMV attended a "neighborhood meeting" about the Cameron development.

On July 1, 2015, a second such meeting was held attended by land use consultants, principals, and legal counsel. GM has prepared a list of Q. and A. (in email).

Comments:

OW: We would like to see the project succeed.

How reliable are the market studies of Hall & King?

Raises concerns about safety.

1. They (Cameron House) will have fewer residence and fewer employees.
2. They will be lacking alternate sources.
3. Concerned about safety and comfort of present residents during construction.

CR: What are the vacancy rates?

What are the current and projected employee/resident ratios?

DB: What happens if the project fails? (because the deed restriction goes with the land, not the building.

Can this also be family housing?

What is the impact on the Curtis?

What is the business model of Hall & King?

OW: Has there been any discussion of possibilities regarding future expansion?

Are there assurances that construction disturbances will be kept to a minimum with respect to the current residents? We understand that it's a high hurdle.

A motion is made by OW: "I make a motion pursuant to this discussion that DB prepares a letter in support of this conversion of Cameron House with the recommendation that the aforementioned concerns be addressed."

Second: EJ. All approve.

Meeting adjourned approx. 5:30 p.m.

Respectfully submitted,  
Ellen Jacobson