

APPROVED BY  
BOARD OF SELECTMEN  
AT THEIR MEETING OF

Sept 15, 2009

TOWN OF WENHAM  
WENHAM BOARD OF SELECTMEN  
Meeting of Tuesday, March 31, 2009 ~ 7:00 PM  
Wenham Town Hall – 138 Main Street

Wenham Selectmen Present: John Clemenzi, Chair; Lawrence Swartz; Harriet Davis  
Also Present: Jeff Chelgren, Town Administrator; Catherine Tinsley, Secretary

Abbreviations used:

BOS – Board of Selectmen

Public Information:

Agenda

7:12 PM – With a quorum present, Mr. Clemenzi opened the meeting noting the delay in calling the meeting to order for technical difficulties to be resolved.

Mr. Swartz announced that March 30, 2009 marked the 50th anniversary of full time police service in Wenham. He went on to read the history of the formation of the WPD with Chief Edward Haraden being the first full time Police Chief.

**WELCOME AND OVERVIEW OF AGENDA  
STATEMENTS OR QUESTION BY PUBLIC  
ANNOUNCEMENTS  
PRESENTATIONS BY GUESTS OR STAFF**

**OLD BUSINESS**

**Annual Town Meeting (ATM) May 2, 2009**

**MAHT (Municipal Affordable Housing Trust) – Patrick Wilson and Jennifer Goldson**

Mr. Swartz began the review of the Warrant for ATM '09 with the MAHT and introduced Patrick Wilson, CPC (Community Preservation Committee) Chair and Jennifer Goldson, Advisor

Mr. Wilson said the intention proposed is to ask the ATM to consider adopting MGL CH 44 SEC 55C to create a MAHT.

He went on to say that there are benefits to the Town and introduced Ms. Godson who began her presentation by reviewing that Legislature enacted the MAHT into law in January 2005 to allow town's more flexibility to take on an active role in affordable housing and react to the housing market.

She went on to explain the process for the Town in producing affordable housing within the MAHT.

It was noted that the wording/language of the Trust can be customized for Wenham. Mr. Wilson also participated in this discussion explaining that borrowing requires the vote of Town meeting, but spending funds on hand only requires the authorization of the BOS.

Mr. Wilson identified that the Town of Wenham needs an additional fifteen affordable housing units to reach its 10% ratio of affordable housing in town. As a part of this discussion, it was noted that the Trust can own property; the Trust meetings are guided by Open Meeting Law.

The CPA will need TM approval to transfer CPA Affordable Housing funds into the Trust.

Ms. Goldson suggested that every power in the Trust does not need a TM vote.

A discussion of understanding followed.

## **Warrant Review and Comments**

Mr. Swartz reviewed the articles and the consensus of the BOS to support. Discussion of understanding followed.

Article 1 – BOS in favor of supporting

Article 2 - BOS in favor of supporting

Article 3- Recommended to the BOS to remove the place holder from the warrant

Article 4 - BOS in favor of supporting

Article 5 - BOS in favor of supporting

Article 6 - BOS in favor of supporting

Article 7 – Discussion of removing place holder from warrant - NO action taken at this time

Article 8 - BOS in favor of supporting

Article 9 – No action taken at this time due to unknown figures

Article 10 –No position

Article 11 – Citizen Position – request to pass over

Article 12 – No Action taken at this time – will authorize if necessary

Article 13 - No Action taken at this time – will authorize if necessary

Article 14 - BOS in favor of supporting

Article 15 - BOS in favor of supporting

Article 16 – BOS took no position

Article 17- BOS in favor of supporting

## **Vote to Approve and Sign Warrant**

*Noting that the amendments to the warrant regarding articles 7 & 9 will occur after Wednesday, Mr. Swartz made a motion that the BOS sign warrant for ATM of May 2, 2009. The motion was seconded and carried unanimously.*

## **NEW BUSINESS**

### **Capital Management Advisory Committee –Request for Proposal (RFQ) Update**

Appointment of CMAC as Various Committees

Mr. Chelgren reviewed that the RFP was issued for Energy Service Co.(ESC) to allow the chosen company to perform capital improvement for energy efficiency updates, paid for by the savings. Wenham currently has an RFQ out.

Mr. Chelgren identified that the CMC is requesting to be appointed as the Selection Committee if approved by the parent CO. Also, once the ESC is chosen, the CMC is requesting to be appointed as the Agreement Review Committee and the Building Committee.

CMAC be considered as the Building Committee for the project. The ESC companies are self regulating. He went on to recommend that the CMAC be appointed as the three additional committees as requested. It was the consensus of the BOS that the CMAC continue in the various committees.

## **REPORTS**

### **Town Administrator**

Mr. Chelgren updated the BOS on today's meeting at the State House with the MSBA (Massachusetts School Building Administration)

*8:23 PM – Ms. Davis made a motion to adjourn and it was unanimous to do so.*

Respectfully submitted by

Catherine Tinsley