

ACT celebrates at Annual Meeting Dinner

The “community” in Andover Community Trust (ACT) was evident as more than 70 people celebrated the organization’s accomplishments at the Annual Meeting and Dinner in June at the Greater Lawrence Technical School (GLTS). From the students who are building the houses to the board members who generously give their time and talents, from the financial donors to local legislator—all are working together to build permanent affordable housing in Andover.

“Andover is unusual,” said State Sen. Susan Tucker (D-Andover), the guest speaker. “Andover is one of only a very few suburbs (in Massachusetts) that’s over 10-percent affordable. That doesn’t happen by accident. It happens because of the people in this room.”

Sen. Tucker remarked on the importance of providing affordable housing in suburban communities such as Andover.

Some of the GLTS students who have been helping to construct the Heather Drive home were also recognized at the meeting. ACT awarded the following students gift certificates to Home Depot: Eli Rodriguez and Stfan Pelletier, carpenters; Ilber Irquiza and Michael Nault, plumbers; and Gersson Ramos and Maria Burgos, electricians.

“As long as Andover wants to build affordable houses, we want to build them,” said GLTS carpentry teacher Bill Berard.

Andrew J. Caffrey and Cindy Milne, who are retiring from the ACT Board of Directors were honored for their service. “Possessor of an agile mind, a wide array of legal knowledge and the wisdom inherent in quality education and broad



Award-winning GLTS students Eli Rodriguez, Stfan Pelletier, Ilber Urquiza, Michael Nault and Gersson Ramos enjoy the ACT Annual Meeting and Dinner.

experience, Andy Caffrey has served well both Andover Community Trust and the Town of Andover,” said ACT’s clerk Fred Stott. “Our town is wiser for his active presence and warmer for his friendliness.”

“Cindy Milne has provided error-free fiscal probity almost since ACT’s founding,” said Stott. “For the community of Andover she has been an enthusiastic proponent of youth and education via Dollars for Scholars, a person of importance for both the YMCA and Andover Housing, and a person with deepening concern for the elderly.”

Alice Kleinhans was welcomed as a new board member. A former Peace Corp volunteer in Somalia and Granada, Kleinhans has been an attorney for the past 30 years with legal services programs in Bay City and Flint, Mich., then Lawrence and Lowell, Mass. “You can’t work for legal services for 30 years and not worry about affordable housing,” she said.



Bill Berard, Greater Lawrence Technical School Construction Coordinator

Visit the ACT website at www.andoverclt.org

Message from ACT's President



It has been a challenging, fruitful and rewarding year for Andover Community Trust. In the past 12 months, ACT has reorganized its Board of Directors, appointed Susan Stott as Executive Director, managed an owner selection process for two permanently affordable homes, and signed a purchase and sale agreement for land for our next home in Andover. Our membership has more than doubled, and our financial future has been aided with a \$20,000 challenge grant from The Stevens Foundation for corporate and institutional gifts and a \$10,000 matching grant from an anonymous donor for new membership gifts.

I am grateful for the commitment and hard work of all of our Board members and our Executive Director. Their wisdom, guidance and abundant energy have been a gift to me and to the Town of Andover.

As you review the accomplishments and goals reported in this newsletter, I hope you will consider increasing your commitment to ACT. If you are not yet a member, please use the attached membership form and join us in making Andover a more diverse and welcoming community, one single family home at a time.

John Pearson, President

Permitting process begins for fourth home

Andover Community Trust has signed a purchase and sale agreement with the owner of the lot at 94 Cheever Circle. "This is an ideal location because the home will fit right in and be compatible with adjoining properties in the neighborhood," says John Pearson, ACT President.

The lot is approximately 10,000 square feet. Although current zoning requires a lot size of 15,000 square feet, the existing homes in the immediate area are of moderate size and also on lots of approximately 10,000 square feet. The ACT home will have approximately 1,500 square feet of living area.

The Andover Zoning bylaw, Section 7.8 Dimensional Special Permit— Affordable

Housing, passed at town meeting 2003 by more than a two-thirds majority. It was written to encourage the development of affordable homes on non-conforming lots.

The Andover Housing Partnership Committee voted to support Andover Community Trust's Local Initiative Project (LIP) application (a "friendly" 40B) for a comprehensive permit to build one permanently affordable home at 94 Cheever Circle at its July 2006 Meeting. The Board of Selectmen will be asked to support the project at a meeting in October. The final local approval will be requested from the Andover Zoning Board of Appeals toward the end of the year.

"The Andover Community Trust board of directors hopes that successful completion of its fourth permanently affordable home will encourage other owners of undersized lots to offer to sell them to increase the supply of permanently affordable housing in Andover," concludes Pearson.



7.8 Dimensional Special Permit – Affordable Housing

The purpose of this bylaw is to encourage the development of affordable housing in the Town of Andover by increasing the supply of housing in Town that is available to low and moderate income households. The by-law gives the Board of Appeals authority to issue a special permit modifying dimensional standards for the use of existing non-conforming lots for purposes of affordable housing as defined herein.



Dave Pelletier and plumbing students at Heather Drive



ACT's River Road home

ACT's permanently affordable homes

Haverhill Street

The land for the Haverhill Street home was donated by Bill Perkins, a local developer. The lot complied with Andover zoning, so the home required only a building permit and a utility connection permit for town approval. The Town of Andover waived the building and utility connection fees to help keep the price of the home as low as possible. Spencer Johnson, a retired architect on the Andover Community Trust board of directors, designed the house. Students from the Greater Lawrence Technical School built the home in 2000-01, under the supervision of Bill Berard, the school's construction coordinator. The owner of the apartments next door was very helpful, even allowing the school to connect temporarily to his electricity and water. Andover Community Trust's first homeowner, a single mother of three school-age children at the time she purchased the home, says she plans to stay forever.

Heather Drive

The land for the Heather Drive home was donated by Dikris Kazanjian, a Raytheon employee who purchased the land when Raytheon moved to Andover in the 1960s. He never moved from Waltham, and he offered to donate the lot to Andover Village Improvement Society (AVIS) in 1994. The lot was too small for AVIS, and Peggy Keck of AVIS suggested he contact Andover Community Trust. When the Town approved the Rogers Brook sewer in 2000,

ACT applied for a comprehensive permit to build a single family home under the Local Initiative Project (LIP) program. The house was designed by ACT President John Pearson, Senior Associate with Margulies and Associates in Boston. Approvals were required and received from the Andover Housing Partnership Committee, Andover Board of Selectmen, Massachusetts Department of Housing and Community Development, and Andover Zoning Board of Appeals before a building permit could be issued. The students from the Greater Lawrence Technical School built this home under the supervision of their instructors.

River Road

The home on River Road was donated to Andover Community Trust by Steve Stapinski and King Weinstein, developers of Casco Crossing. As a condition of the approval of Casco Crossing, a 90-unit rental housing development, the Andover Zoning Board of Appeals required the developers to donate one of the three small homes on the site to a non-profit organization that would keep the home permanently affordable. ACT replaced the roof, windows, siding, furnace and carpet in the home. In addition, plumbing and electrical improvements were made, and volunteers painted the interior of the house and completed the removal of a dead tree and other necessary yard work.

ACT has built three permanently affordable single family homes in Andover and is beginning the permitting process for a fourth.

Thank you to ACT's generous donors

Abbot and Dorothy H. Stevens Foundation
Nathaniel and Elizabeth P. Stevens
Foundation

Land

Dikris Kazanjian
Bill Perkins
Steve Stapinski and King Weinstein

Grants

Citizens Bank
Enterprise Bank and Trust Company
Essex County Community Foundation
Lawrence Savings Bank (RiverBank)
The Rotary Club of Andover
Smith Purdon Fund at West Parish Church
TD Banknorth

Goods and Services

Andover Consultants
Andover Paving
Town of Andover
C&K Appliance
Design Lighting & Electrical Supplies, Inc.
Doyle Lumber
Kichler Lighting/The Langlais Group
Jackson Lumber
Phillips Academy Community Service
Francesca Piana
White St. Paint

Individuals

Sue and Mike Adams
Terry Anderson
Elizabeth Hopkins and Tom Appleton
David Wilbur and Lynn Batchelder
Wilfred Berard
Elizabeth Black
Margot Bixby
Cynthia Barakatt and Rich Bizzozero
Andy Caffrey
Thomas and Mary Carroll
Neil and Betsey Cullen
Jim Cuticchia
David Dargie
Jerry Diorio
Laura DeGroot
Sheila Doherty
Joan Duff
Carol Baffi-Dugan and John Dugan
Mercedes Duran
Fred England

Jane Facente
Richard Fink
Alan French
Michael Frishman
Tom Galligani
Barbara Gannon
Granville Garth
Sarah Garth
Tana Goldberg
Kathleen Gilligan-Greer and James Greer
Dick Howe
Jane Hucks
Joan Johnson
Mark and Denise Johnson
Peggy and Jim Keck
John and Margaret Kimball
Alice Kleinhans
Larry and Tina LaFranchi
Bob LaVoie
David Lindsay
Bob Lloyd
Stephen and Hilary Loring
Mary Lyman
Phil and Susan Malloy
Peg Duddy and Mary Marra
Tim Platt and Cheryl McKeough
Thomas and Mary McMillan
Cindy Milne
Barbara Moody
Michael Morris
Lawrence Morse
Donald Mulvey
Karen and Cal Mutti
Barbara Pearson
John and Pat Pearson
Willard D. Perkins
MJ Powell
Nancy Redding
David Reilly
Willard and Joyce Robinson
Valerie Roman
Carol and Bob Rougvie
Donald Schroeder
Fred and Marjorie Snell
Martha Solish
Susan and Fred Stott
Sean Sullivan
Anne Thiam
Susan Tucker
Louise Valteau
Norman Viehmann
Anne Wilson

*"Join us in
making Andover
a more diverse
and welcoming
community, one
single family
home at a time."
—John Pearson
ACT President*

Yes, I want to be a **Friend of Andover Community Trust!**
and continue to receive copies of *Andover Community Trust News*

Name(s): _____ E-mail: _____

Address: _____

Suggested donations to support the work of Andover Community Trust

Leadership gift \$1,000____ Sustaining Member \$100____ Supporting Member \$50____
Contributing Member \$25____ Basic Member \$10____ Other \$____

Please clip and mail your **tax-deductible** donation to:

Andover Community Trust, Inc. PO Box 5038, Andover, MA 01810

Thank you!

Challenge Grant

Andover Community Trust has received an anonymous challenge grant to encourage an increase in membership. The grant will match every new dollar donated to ACT, up to \$10,000. The entire amount donated by a new member and the increased amount, over the prior year, donated by a continuing member, will be matched on a one-to-one basis. Please consider becoming a member of Andover Community Trust now.

ACT's Board

President

John Pearson

Treasurer

Don Schroeder

Clerk

Frederic A Stott

ACT News Editor

Tana Goldberg

Directors

Terry Anderson

Mercedes Duran

Thomas Galligani

Tana Goldberg

Joan Johnson

Alice Kleinhans

David Lindsay

Nancy Redding

Executive Director

Susan Garth Stott

AHPC works to preserve affordable units

Several groups are working together to build and preserve affordable housing units. ACT salutes the work of one such organization, the Andover Housing Partnership Committee.

In the late 1980s, 264 units of affordable housing were developed in Andover under Chapter 40B. The affordability restrictions on these units began expiring in early 2005. For more than three years, the Andover Housing Partnership Committee (AHPC) has been working to preserve the affordability of these units. These units represent 23 percent of the subsidized housing inventory in Andover, as counted by the Massachusetts Department of Housing and Urban Development.

In early 2005, through negotiation with the Winn Company, the AHPC succeeded in

permanently preserving all 42 affordable units at **Brookside Estates**: 28 as rental apartments and 14 as owner occupied condominiums.

In late 2005, the Corcoran Company, successfully negotiated a 15-year extension of its project-based Section 8 contract for the 167 affordable units at **Andover Commons**.

The AHPC has been in negotiation with the Corcoran Company for more than a year to preserve the 55 affordable units at **Riverview Commons**. The AHPC believes it is easier to preserve the affordable units already developed in Andover than to create new affordable units to replace units whose affordability restrictions have expired.



Wendy and Dennis Gallant, owners of the new ACT home on Heather Drive

Andover Community Trust, Inc.

PO Box 5038

Andover, MA 01810



Donald Schroeder (center) and Nancy Hargraves of Enterprise Bank and Trust Company present a check to John Pearson, Andover Community Trust president, to help match a challenge grant from the Stevens Foundation for the renovation of a home on River Road. Donated by the developers of Casco Crossing, the three bedroom single family house is ACT's third permanently affordable home in Andover.



Putting the last touches on the Heather Drive house, ACT's second permanently affordable home in Andover, is Pat Pearson, leader of the volunteer painting team.