



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Thursday, January 15, 2026

TIME: 5:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Elizabeth Cullen
Jack Falvey
Julie Strehle

Trust Members Absent: Cullen McGehee, Brigid Ryan, Mike Sutton

Staff Remote: Jenn Oram, Zoning Administrator/Senior Planner
Donna Thompson, Land Use and Development Coordinator

Call to Order

At 5:00 PM, Chair Falvey called the meeting to order, read the Open Meeting Law Statement, and asked whether anyone was recording the meeting. No response. Chair Falvey announced that the Town of Hingham was recording the meeting.

Discussion and Vote regarding the Trust's submission of a Town Meeting Warrant Article to the Select Board that would allow the Select Board to dispose of the Lincoln School Apartments, located at 86 Central Street:

Chair Falvey provided a brief summary of the proposed Warrant Article related to the Lincoln School Apartments. He also summarized the two recent residents' and neighborhood meetings concerning the proposed Article, including comments and concerns raised at both meetings. The Board reviewed the language of the proposed Article. The Board discussed submitting a Warrant Article to the Select Board that would request that the Select Board ask the Town to authorize it to dispose of the 86 Central St. property, to enable the Select Board to explore options for preserving, renovating, and potentially expanding the Lincoln School Apartments at 86 Central Street.

Cullen McGehee joined the meeting at 5:18 PM.

MOTION: P. Bates moved to submit the draft warrant article, "Sale, Lease or Conveyance of 86 Central Street" to the Select Board for their consideration.

SECONDED: B. Ryan

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Strehle, aye; J. Falvey, aye.

MOTION CARRIES: 4-0

Next Meeting: January 27, 2026

Adjournment

MOTION: **P. Bates moved to adjourn the meeting at 5:22 PM.**
SECONDED: J. Strehle
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; C. McGehee, aye; J. Strehle, aye; J. Falvey, aye.
MOTION CARRIES: **5-0**

Sale, Lease or Conveyance of 86 Central Street

ARTICLE ____: Will the Town authorize, but not require, pursuant to M.G.L. c. 40, § 3, c. 40, § 15A and Article 5A, Section 4A of the Town of Hingham General By-laws and all other applicable laws, the Select Board to sell, lease or otherwise convey the property, with all buildings thereon, located at 86 Central Street, Hingham, MA, for community housing purposes as defined in M.G.L. c. 44B, § 2 and to authorize the Select Board to impose an Affordable Housing Restriction on said property under M.G.L. c. 184, §§ 31-33 to be held by a qualified governmental body or by a qualified charitable corporation or trust and which the Select Board is hereby authorized to approve and/or accept, all on such terms and conditions as the Select Board deems in the best interest of the Town, and provided further that the proceeds from any such sale shall be applied first to any outstanding indebtedness for the property under M.G.L. c. 44, § 63, or act on anything relating thereto?

(Inserted by the Select Board)