



JOINT MEETING
HINGHAM AFFORDABLE HOUSING TRUST &
LINCOLN APARTMENTS, LLC BOARD OF MANAGERS

DATE: Wednesday, February 18, 2026

TIME: 6:00 pm

PLACE: Kersey Community Room
Lincoln School Apartments
210 Central Street
Hingham MA 02043

Trust Members Present: Ben Jarvis
Elizabeth Cullen
Matt Dillis
Jack Falvey
Connor Fallon

Trust Members Absent:

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

Call to Order

At 6:05 PM, Chair Cullen called the meeting to order.

Attend Lincoln School Apartments Residents' Informational Meeting

Chair Falvey provided a brief summary of the recent residents' and neighborhood meetings concerning the proposed Warrant Article related to the Lincoln School Apartments potential renovation, expansion, or disposition of Lincoln School Apartment and provided an update of the proposal status.

Lois Pothier, Unit 414, asked whether neighbors had been notified. Chair Falvey confirmed they had. He noted there will be another upcoming meeting for abutters at the 600 foot notice threshold, as well as an additional meeting for both neighbors and residents, likely in early April. Those meetings will allow discussion of constraints for a possible RFP.

Susan Golden, Unit 109, asked where parking would be located and what would happen if the project does not move forward. Jack explained that state requirements govern parking and that one option is to place parking under the building. If the project does not proceed, the Town could return to the drawing board, remain the owner and pursue a slower renovation process, or potentially sell the property to a developer.

P. Bates stated that an expansion would require another elevator.

Carol O'Connell, Unit 217, asked a follow up question about the elevator.

Diane Furness, Unit 304, asked about HUD recertification and what would happen if HUD did not recertify. Chair Falvey said HUD most always recertifies, but given current circumstances, nothing can be guaranteed. He added that any units added during this proposed project might not be as affordable as the existing project based HUD units. D. Furness also asked whether Glastonbury Abbey received preferential treatment when developing LSA and whether that relates to HUD contracts. Chair Falvey stated that 80% of affordable housing is privately owned.

Susan Golden, Unit 109, asked about neighborhood input and whether there was support. Chair Falvey said there was some pushback, but most residents simply listened. She also asked where a new building would be located. Chair Falvey said the developer will propose plans and financials that determine feasibility and the number of units.

Jeannie Ramey, Unit 203, asked how many units would need to be considered and expressed concern that too many would negatively affect the property. Chair Falvey said this concern could be prioritized in the RFP. He agreed that expansion is positive but the number of units must be limited. J. Ramey asked whether the Town had considered seeking donations from wealthy residents, as is sometimes done for libraries. Chair Falvey said larger homes already contribute substantial taxes and that the Town funds affordable housing, recreation, open space, and historic preservation through CPC funds.

William Vigeant, Unit 210, commented that the library is different from senior housing.

Suzey Kiley asked why donations could not be sought for public spaces in the building, noting that residents have complained for years. Chair Falvey said replacement reserves have been built up and some projects are forthcoming. He acknowledged that the Town is not as effective as a private company in managing these needs, partly due to funding and partly due to the challenges of maintaining an aging building. S. Kiley noted that the monks maintained the building well 10 years ago. Chair Falvey said the RFP approach would modernize the building more quickly.

Lois Pothier, Unit 414, asked whether a new building would include upgrades to the existing one. Chair Falvey said yes.

William Vigeant, Unit 210, asked what the Town planned to do before any sale, such as roof or AC work. Chair Falvey said the Town would prioritize based on need.

Jeannie Ramey, Unit 203, asked whether the Town does not want to subsidize the building. Chair Falvey said the Town feels it lacks the professional staffing needed to oversee housing effectively.

Madeline, Unit 202, asked whether nonprofits such as Habitat for Humanity could assist with interior projects. Chair Falvey said Habitat works on single family homes and that the Town is subject to public bidding requirements. Habitat would be required to submit a bid for any work.

Susan Golden, Unit 109, asked whether Corcoran has a budget for interior renovations. Chair Falvey said the replacement reserves are not allocated to specific projects. J. Oram added that interior renovations are underway, along with work on the generator, elevator, community room, and AC unit for the community room. She noted that the building was constructed under a comprehensive permit, which will need modification or replacement for additional work.

Linda Bennett, Unit 214, asked whether contractors would begin contacting the Town now. Chair Falvey said not until the RFP process begins. L. Bennett also asked whether the building would remain for Hingham seniors only; Chair Falvey said local preference may be provided.

Suzy Kiley, Unit 102, thanked the group for the information and noted that no information had been provided when the windows were installed. She also thanked them for allowing time for input and asked about the project in the back.

Robert Hammond, Unit 306, asked whether the built in window AC units could be updated for better efficiency and suggested buying the State Armory property instead. Chair Falvey said the armory may become available in 10–15 years and the Town has no control over it. J. Oram said she would look into the AC issue.

Madeline Vinitzky, Unit 202, commented that the lights on the sports court on the adjacent property were too high, too large, and too bright for a residential area.

Diane Furness, Unit 304, asked whether the Town would sell the building and then buy it back. Chair Falvey said options include a long term lease or a sale of the building with retention of property ownership.

Lorraine Lyons, Unit 506, said that on the 5th floor the windows do not open, there is no air circulation, and the building is too hot. She asked whether anything is being done to fix the windows. Chair Falvey said the larger project is to install building wide HVAC.

Bob Hammond, Unit 306, asked whether roof insulation would reduce heat from the roof. Chair Falvey said the HVAC issue is larger than just installing insulation.

Susan Golden, Unit 109, asked whether meeting notices went to Corcoran and what happens after they are received. D. Thompson said the notice was sent to Corcoran but she was unsure what happened afterward.

Jeannie Ramey, Unit 203, asked what happens if abutters say no. Chair Falvey said the matter goes to Town Meeting and that neighborhood concerns arise with any change.

MOTION: P. Bates moved to adjourn the meeting at 7:30 PM.
SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; B. Ryan, aye; J. Strehle, aye; M. Sutton, aye; J. Falvey, aye.
MOTION CARRIES: 5-0

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**

DRAFT

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)