



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: Pamela Bates
Elizabeth Cullen
Jack Falvey
Brigid Ryan
Julie Strehle
Mike Sutton

Trust Members Absent: Cullen McGehee

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

Call to Order

At 6:05 PM, Chair Falvey 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, and disposition and provided an update of the proposed warrant article.

A resident asked whether neighbors had been notified of their meeting. Mr. Falvey confirmed they had. He noted there will be another upcoming meeting for abutters at the 600 foot notice threshold, and potential additional meetings in early April. Those meetings will allow discussion of criteria for a possible RFP.

A resident asked about parking and what would happen if the project does not move forward. Mr. Falvey explained that state requirements govern parking and that one option may be to place parking under any new wing. If the project does not proceed, the Town could return to the drawing board, remain the owner and pursue a slower renovation process, or consider other options. Ms. Bates noted that an expansion would require another elevator.

A resident asked about what would happen if HUD did not renew the HAP contract. Chair Falvey said HUD historically almost always recertifies, but 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. A resident asked whether Glastonbury Abbey received preferential treatment when developing LSA and whether that relates to HUD contracts. Chair Falvey stated that most (80%) of HUD subsidized affordable housing is privately owned, so the Benedictine Fathers' charitable status wouldn't necessarily have made a difference.

A neighbor asked about neighborhood input and whether there was support. Mr. Falvey said neighbors voices concerns and some pushback on our initial call, but most residents simply listened. S he also asked where a new building would be located. Chair Falvey said the developer will propose plans and financials that determine feasibility, the number of units, and proposed location.

A resident expressed concern that too many new units would negatively affect the property. Mr. Falvey said the concern about excessive size could highlighted in the selection criteria in the RFP. A resident asked whether the Town had considered seeking donations from wealthy residents, as is sometimes done for libraries. Mr. Falvey said larger homes already contribute substantial taxes and that the Town funds affordable housing, recreation, open space, and historic preservation through CPC funds.

A resident asked why donations could not be sought for public spaces in the building, noting that residents have complained for years about their condition. Mr. Falvey noted that some interior projects are forthcoming. He acknowledged that the Town may not be as effective as a private company in managing the various priorities, partly due to the higher costs of public procurement and partly due to the challenges of maintaining an aging building. A resident noted that the monks maintained the building well when they owned it. Mr. Falvey noted that the building was newer then and proposals sought through the RFP would likely modernize the building more quickly.

A resident asked what improvements the Town planned to do before any sale, such as roof or AC work. Mr. Falvey said the Town would prioritize based on need. A resident asked whether the Town does no longer wants to subsidize the building. Chair Falvey said the Town feels it lacks the professional staffing needed to oversee housing effectively.

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

A resident asked whether Corcoran has a budget for interior renovations. Mr. 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 in the event of any proposed expansion.

A resident asked whether the building would remain for Hingham seniors only; Chair Falvey said local preference would be provided as to some of the new units for the initial lease up.

A resident 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.

A resident asked whether the built in window AC units could be updated for better efficiency and suggested buying the neighboring Armory property instead of expanding. Chair Falvey said the armory is federally owned and is unlikely to become available in the near term. Ms. Oram said she would look into the AC issue.

A resident complained about the lights on the the new sports court on the adjacent property.

A resident asked whether the Town would potentially sell the building and then buy it back. Chair Falvey said options include a long term lease or potentially a sale of the building with retention of a right to repurchase.

A resident 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. Mr. Falvey said the larger project would aim to install building wide HVAC.

A resident asked whether roof insulation would reduce heat from the roof. Mr. Falvey said the HVAC issue is likely larger than one that could be solved by installing insulation.

Jeannie Ramey, Unit 203, asked what happens if abutters are opposed to disposition or expansion. Mr. Falvey said Town Meeting as a whole would make the decision, and that potential changes like this typically raise neighborhood concerns.

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

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)