

West Boylston Affordable Trust

March 10, 2015

Meeting Minutes

Members present: Robert J. Barrell, Marc Frieden, John Hadley, Anna Mary Kraemer and Patricia Halpin

Also present: Dick Heaton, Dave Femia and Linda Isgro, Brendra Bowman

Chairperson Halpin called meeting to order at 6:04 p.m.

The meeting minutes of the February 10, 2015 were read, and approved on a motion by Mr. Hadley and seconded by Mr. Frieden . This motion was unanimously approved.

Ms. Halpin advised Trust members of the present balances of the two CPA accounts is approximately \$4000.00.

Mr. Heaton updated the Trust regarding the 40B at Afra Terrance. The developer has failed to provide the required as-built plans. Additionally, he has not responded to the Conservation Commission and the Zoning Board of Appeals. The Affordable Housing Trust is also concerned about three deeded affordable units that remain unsold. The Trust directed Mr. Heaton to examine the 40B documents associated with Afra Terrance and report finding.

The election of officers will be held for the Trust in June .

Dick Heaton continued his report updating Trust members on the 40B at 94 North Main Street. Mr. Heaton stated that Mass. Housing Partnership will issue a project eligibility letter and fund the project. The community is concerned that the sewer infrastructure is not adequate and the cost of the upgrade will fall to the Town. Mr. Heaton suggested that a sewer upgrade may not be the responsibility of the Town as previous decisions by Housing Appeals Committee exempted towns from costly sewer capacity improvements. A sewer capacity study would determine the extent of and need for sewer improvement. The Board of Selectman will discuss the sewer issue March 18. The Trust suggested that any sewer agreement not be executed until it has been reviewed by counsel. The Board of Selectman should consider pushing this decision off for 30 days.

Linda Isgro a former member of the Zoning Board of Appeals provided historical background about the 2003 decision and subsequent events regarding the project.

The Trust noted that in addition to the infrastructure capacity other legal issues also may need to be resolved which include fire protection and the allocation, as well as, the nature of affordable units. The Trust has some funds available for this purpose. The Trust shall allocate \$3,700.00 from the funds paid to the AHT for Afra Terrance for a special counsel.

Mr. Heaton with the permission of the Trust will approach Attorney Mark Bobrowski, attorney for the

abbuters, to inquire if it is possible to collaborate in an effort to resolve outstanding quandaries with the 40B at 94 Noth Main Street. If that should fail Mr. Heaton shall contact an experienced 40B attorney, Mr. Hill, to meet with the AHT for a discussion and interview for a peer review of the 40B at North Main Street.

Meeting adjourned at 7:45 on a motion by Mr. Hadley and seconded by Mr. Barrell. This motion was unamimiosly approved.

Respectfully submitted,

Robert J. Barrell