

Affordable West Boylston Trust

June 14, 2016

Meeting Minutes

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

Also Present: Anita Scheipers, Paula Stuart, Paul Menard, Anita Sullivan, Jim Bonci Sr., Jim Bonci Jr., Susan Deliddo and David Femia

Chairperson Halpin called the meeting to order at 6:00 p.m.

The minutes of the May 10, 2016 and May 23, 2016 were reviewed, corrected and approved on a motion by Mr. Hadley and seconded by Mr. Frieden. This motion was unanimously approved.

Chairperson introduced the recently hired town administrator Ms. Anita Schiepers. Ms. Schiepers indicated that she is very interested in the work of the Affordable Housing Trust.

The chief purpose of the meeting is to prepare for a discussion of the proposed senior and veteran housing development with the abutters of 87 Maple Street and to address the neighborhood concerns. A meeting with all the abutters is scheduled for June 20, 2016. Mr. Frieden prepared a power point presentation that showed a map view of the property. Additionally, the presentation included financial information, the wish list, construction and land specifics, concerns and examples of other community housing developments. The power point provided an excellent introduction of the development goal of the Affordable Housing Trust.

Abutters most impacted by to the proposed development site ,Mr. Menard and Mr. Bonci, inquired as to how many units to be built and how the property will be accessed. The number of units and access is unknown at this point, however, Trust members stressed that the plans will address these issues and that the Trust will only go forward in a manner that is acceptable and appropriate for the town and consistent with its Master Plan and Housing Production Plan. The Trust understands that a successful development process must consider the impacts on the community.

Abutters present underscored the importance of a good management team and the need for ongoing maintenance program. An adequate buffer is essential and important to the abutters.

It was explained that the proposed development would be a Local Initiative Program (LIP). This development process is controlled by local government as opposed to a 40B process. The abutters will be invited and encourage to participate in the process. A more formal meeting is scheduled for June 20, 2016.

Ms Stuart is reviewing the SHI and found that four units at Afra Terrace were not included in the DHCD inventory. She has advised DHCD that the correct number of units for Afra Terrace is thirteen. This will bring the total subsidized/affordable housing units to 140 or 5.13 % . It may be possible to include some group homes in the inventory.

On a motion by Mr. Hadley seconded by Mr. Frieden nominated the following slate of officers for the Trust .

Chairperson: Ms. Patrica Halpin

Vice Chairperson: Anna Mary Kraemer

Secretary: Robert J. Barrell

This motion passed.

The discussion of the repository is postponed until September.

Motion to adjourn by Mr. Barrell at 7:40 p.m. seconded by Mr. Frieden and approved by all.

Respectly submitted: