

Affordable West Boylston Trust

October 4, 2016

Meeting Minutes

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

Also Present: Brenda Bowman, David Femia and Paula Stuart

Chairperson Halpin called the meeting to order at 6:03 p.m.

The minutes of the September 13, 2016 were reviewed, and approved on a motion by Mr. Hadley and seconded by Mr. Frieden. This motion was unanimously approved.

Mr. Hadley advised the Trust that the the phase 1 review has been completed but does not have the results nor has an invoice been received. With regard to the wetlands this work is completed but the Trust has not received a map. An invoice for wetlands work has not been processed.

The request for proposals for the market analysis is completed and is being advertized. The town administrator's office will forward the RFP to the interested consultants. The RFPs are due November 1 at 2:00 PM . The Trust will meet on November 1, 2016 to review proposals. The consultant will be selected November 15, 2016.

A letter updating the abutters of 87 Maple Street was crafted explaining the progress made in planning the proposed senior housing. The Trust respects the abutters concerns and continues to update them on the progress. This letter to be sent before the October Town Meeting.

The monitoring of the 40B developments is complex and time consuming. It is necessary for effective communication among the developer, town boards and state agencies for successful implementation of 40B properties. It has come to the attention of the Trust that better communication is required. At present four units at Afra Terrace seem to not to be owner-occupied and have been rented without consent of the monitoring agent, CHAPA. This is a serious violation of the deed rider. These units are 1, 15, and 26 Jasmine Drive, as well as, 103 Afra Drive. The Trust is struggling to find a satisfactory remedy for these breaches.

In a related issue the profits of the developer of Afra Terrace must be audited. The monitoring of developer is to be completed by MassHousing. The Trust has been advised that the cost certification is due December 2, 2016. This report will be forwarded to the Town and will be reviewed by the Trust.

The Trust is requesting \$25,000.00 from the Community Perservation Fund for consulting services. This request must be approved at the October Town Meeting.

Mr Barrell moved to adjourn the meeting at 7:30 p.m. This motion was seconded by Mr. Frieden with approval by all.

Respectfully submitted:

Robert J. Barrell