

Affordable West Boylston Trust

February 13, 2017

Meeting Minutes

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

Also Present: David Femia

Chairperson Halpin called the meeting to order at 6:07 p.m.

The minutes of the January 3 and the January 13 were reviewed, corrected and approved on a motion by Mr. Hadley and seconded by Mr. Frieden. This motion was unanimously approved.

On January 17 the Zoning Board of Appeals and the Affordable Trust had a joint meeting to discuss the allowable local preference of 70% of the affordable units at Sajda Gardens. Therefore of the total of 20 affordable units 14 would be set aside for local preference. Both the Zoning Board of Appeals and the Affordable Housing Trust voted unanimously to approve the 70% local preference. This decision was supported by the Housing Needs Analysis completed by Mr. William Scanlan. The minutes of the joint meeting were approved by the Affordable Housing Trust by a motion by Mr. Barrell seconded by Mr. Hadley and approved by all.

A letter to the Massachusetts Housing Partnership will be drafted informing them of this decision after waiting list information is obtained from the Housing Authority and Freedom Village.

The Trust reviewed the completed Minimum Land Analysis prepared by Mr. William Scanlan contracted by the Trust on January 12, 2017. Mr. Scanlan concludes that "as a result, the Town meets the "consistent with local needs" standard in Chapter 40B section 20 since more than 1 1/2 of the land available for development is devoted to affordable housing." The Minimum Land Analysis is an important tool for the Zoning Board of Appeals.

The Trust continues to monitor Afra Terrace with regard to:

1. cost certification
2. as-built plans

3. the concerns of the Con con and ZBA
4. status of the affordable units

The developer has not addressed these concerns. The Trust will follow these issues to completion.

In preparation of the goal to create senior housing at 87 Maple Street the Trust has obtained the documents necessary for a request for proposals. A land survey of 87 Maple Street, an environmental review and a housing needs analysis have been completed. The next steps are to contact Susan Connolly of Mass Housing Partnership for examples of successful request for proposals, meet with the housing authority board and arrange for an abutter and public information session. Ms. Halpin will contact Ms. Connolly to schedule a meeting tentatively for March 7, 2017 at 5:15 p.m.

Mr Barrell moved to adjourn the meeting at 6:45 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert J.Barrell