

Affordable West Boylston Trust

April 11, 2017

Meeting Minutes

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

Vice Chairperson Kraemer called the meeting to order at 6:14 p.m.

The minutes of the March 7 and March 14, 2017 were reviewed, corrected and approved on a motion by Mr. Frieden and seconded by Mr.Hadley. This motion was unanimously approved.

Mr. Hadley opened the meeting with a discussion of a meeting of March 16, 2017 that reviewed the best practices with regard to the administration and communication of 40B proposals and management of compliance these developments. Among the issues discussed were the need to bond future projects, insuring that the project is in compliance with deed restrictions and that the cost certification is accurate. Ms . Stuart has been assigned the task to research these issues and update the Trust.

The Afra initial cost certification has been received by Mass Housing , however, more documents must be obtained to complete the review. Mr. Herget, the building commissioner, has as-built drawings for Afra and Jasmine Drives from Bertin Engineering. Concerns of the residents are that these drawing do not represent the present site conditions. The ZBA will be advised.

Ms. Halpin is working with Mr. Scanlan to update the section of the Master Plan regarding housing and population which is due in early June. Mr. Scanlan will make a presentation at the May meeting.

The Trust continues work on the following:

1. deed restrictions on group homes
2. letter to ZBA re: land requirement defense
3. the status of the of 70 percent for local preference

Mr. Hadley has contacted Tauper Engineering and has obtained the survey on CD.

Ms. Susan Connelly from MHP has received the studies for 87 Maple Street and is

expected to attend a meeting of the Trust scheduled for May 16, 2017. A draft of the proposed RFP is to be discussed at that May 16 meeting.

Mr. Barrell moved to adjourn the meeting at 7:04 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert J.Barrell