



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

The Affordable Housing Trust Meeting Minutes June 2, 2021

MEMBERS PRESENT: Robert J. Barrell, Marcia Cairns, Marc Frieden, Anna Mary Kraemer, Patricia Halpin, and Kristina Pedone

ALSO PRESENT: Chris Berglund, member of the Housing Authority, Dan Hill, Elizabeth Ellis and Chris Rucho

Following the roll call and the required statement was read as prescribed by the Governor's order. The meeting was held remotely using Zoom software. The meeting was called to order at 4:02PM.

Mr. Hill addressed the Trust with regard to the multi-step process to procure property for affordable housing.

Mr. Hill has an extensive background in permitting land for affordable housing.

The Trust may be interested in the purchase of 122 West Boylston Street. Mr. Hill stated that a desktop feasibility study is necessary. This review conducted by a civil engineer will review topographic, wetlands, sewer, water, and zoning maps. This will assist in determining the site viability.

A second step Mr. Hill stated is to draft a letter of intent with nonbinding benchmarks. These benchmarks include site review and a nonbinding agreement that the sale of the property is subject to approval by Town meeting.

While the town meeting is nearly six months away the Trust must be also prepared to explain this development and in particular local resident preference. Mr. Hill advised the Trust that local preference is a negative to funding agencies.

On a motion by Mr. Barrell and seconded by Ms. Kraemer to have the desktop engineering review completed at a cost of \$1000.00 for five hours work, this was approved unanimously.

With regard to a contract with Mr. Hill it was agreed to a rate of \$200.00 per hour. Mr. Hill will contact the Meola family to execute a letter of intent. The Town Administrator will draft the contract.

In other business it was agreed that Ms. Halpin and Ms. Kraemer are authorized to sign vouchers on behalf of the Trust as required by the town accountant.

Ms. Kraemer moved to adjourn the meeting at 6:45 p.m. This motion was seconded by Ms. Cairns and approved by all.

Respectfully submitted:

Robert J. Barrell