



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

The Affordable Housing Trust Meeting Minutes May 24, 2022

MEMBERS PRESENT: Robert J. Barrell, Marc Frieden, Anna Mary Kraemer, Patricia Halpin, Marsha Cairns
Christine Pedone

ALSO PRESENT: David Femia, Chris Berglund, George Tignor, Kurt Cawley

The Chairperson opened the meeting at 6:02. This meeting was held by zoom. Roll called with the above members answering present.

The minutes of the February 7, 2022 were reviewed and approved on a motion by Ms. Cairns and seconded by Ms. Kraemer. This motion was approved by all present.

Mr. Berglund and Mr. Frieden discussed a meeting with the Department of Conservation and Recreation regarding the possibility of swapping the unused land owned by the Housing Authority at 87 Maple Street for a suitable building site for senior affordable housing. The conditions for a land swap are dictated by article 97 of state regulations. These conditions state that the land swapped must be of equal value and the transaction requires a 2/3 vote of the state legislature. Without doubt this is a long process. DCR voiced their desire for the Rail Trail. It was noticed that the DCR building on Beaman Street is nearly empty. Could this building be conveyed to the Trust?

The affordable housing inventory must be updated. On a motion by Ms. Kraemer and seconded by Mr. Frieden to contact COG to complete this task, this motion was approved by all members. It was noted that the COG contract is soon expiring and that a request for services must be issued.

In a related matter the Housing Production Plan update is due November 2023.

Mr. Kurt Cawley joined the meeting expressing his desire to increase the number of housing units on recently purchased properties. These properties may accommodate additional units however this matter must be reviewed by the planning board and or the zoning board of appeals. Mr. Cawley's interest is market rate housing. To date Mr. Cawley's partnership has not done a 40B or subsidized housing in Massachusetts but has done an AIM restricted development in New Hampshire.

The annual reorganization of the Trust is scheduled for the next meeting of the Trust.

A letter supporting Marica Cairns to MASS NAHRO as the NARHO board member of the year was approved. Clearly, Ms. Cairns is an effective leader of the West Boston Housing Authority and an asset to the Trust.

The next meeting of the Trust is scheduled for June 16, 2022 at 6 PM.

Mr. Barrell moved to adjourn the meeting at 7: 23 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:
Robert J. Barrell