



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

The Affordable Housing Trust Meeting Minutes December 21, 2022

MEMBERS PRESENT : Robert J. Barrell, Marc Frieden, Anna Mary Kraemer, Patricia Halpin , Marcia Cairns , Chris Berglund

ALSO PRESENT: Mr. Franker, Branded Realty Group LLC, Mr. Healy of Thompson and Liston

The Chairperson opened the meeting at 6:02

In order to expedite the meeting Ms. Haplin requested that a motion be offered to pass over the minutes. Ms. Kraemer moved to pass over the minutes. This motion was seconded by Ms. Cairns and approved by all.

Ms. Halpin , Chair Trust of the Affordable Housing Trust, advised the persons attending the meeting that the meeting will proceed with a presentation by Branded Realty Group followed by Trust members' questions and lastly by community members' questions . Branded Realty Group LLC. Is seeking a recommendation to the Select Board from the Trust to be considered for participation in the Local Initiative Program (LIP). The Trust members will seek to assert that the project is align with the Housing Production Plan, the Housing Needs Analysis and the Master Plan.

Mr Franker with the use of a over head projection proceeded with the presentation and outlined the proposed development.

The location of the proposed development has 400 feet of frontage on 235,245 West Boylston Street and including 400 feet of frontage on 27 Pierce Street. The site is 5.5 acres which will accomodate 3 three story buildings with front and rear entrances. The site would also have some commerical space which will be redeveloped with assistance of Mass Development.

The development will presently have 64 apartments with the following distribution of 35 one bedrooms, 22 two bedrooms and 7 three bedrooms. The handicap requirement of 5% of the units will be met. Some adjustments may be made in the bedroom distributions .The units will have the following square feet; the one bedrooms will be 650-800 square feet, the two bedrooms will be 1000 square feet and the three bedrooms will be 1300-1400 square feet. Each apartment will have air conditioning , cable access with high end materials and large windows. The heat and hot water may be natural gas. The parking will be 1.5 spaces per unit.

The affordable component will be 16 units with rents set at 80% medium income as calculated by MassHousing Partnership. The rents set at 60 or 50 % of medium would likely not be availale unless the funding from the Trust or another source is available.

Among several concerns of the Trust members are the rents, the needs of the senior community, the impact on traffic and handicap access. Mr Franker stated that rents are subject to market conditions and the construction budget. The budget of the development is very preliminary . The rents seem to be out of reach for the senior community. With regard to the impact on traffic there will be two entrances one on Pierce and one on Rt 12. As the project is located on RT 12 it will be close to retail and grocery stores. Mr. Franker restated that project will comply with the handicapped requirements and he has found that tenants prefer wider doorways and bathrooms with large showers rather than tubs. There will be no on site management presence. The project seems to be somewhat a Village concept.

Ms. Elize Wellington stated that the Trust should find that this project meets the needs of the town and the goals of the town.

Ms. Jennifer Warren-Dyment explained the terms of safe harbor as it relates to the 40B program. The number of units need for compliance with 40B depends on census data at the time building permits are issued. It may be 45 units or 78.

The next meeting of the Trust is scheduled for January 9 at 6 PM . At that meeting the Trust will discuss if any of of the projects may be recommended to the Select Board for consideration for the LIP program.

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

Respectfully submitted:

Robert J. Barrell

