



Town of West Boylston
140 Worcester Street
West Boylston, MA 01583
February 28, 2023

Members Present: Robert J. Barrell, Chris Berglund, Marcia Cairns, Marc Frieden, Anna Mary Kraemer, Patrica Halpin and Chris Rucho

Also Present: David Femia, Jennifer Warren-Dyment, and Tuft students

The zoom meeting opened at 6:05 PM

The Chairperson called a roll call with all members answering present.

The minutes of the January meeting must be amended to indicate a roll call on all votes as it is a zoom meeting.

The Chairperson requested an update from each of the Boards represented. Mr. Frieden advised the Trust that Crescent Builds has submitted an application for a LIP to the SelectBoard. Ms. Warren-Dyment, town administrator, offered that SJV is going directly to the State for a 40B and the Branded Group is working on an application. The Town did not meet the threshold of three percent to achieve the status of housing designation which would have given the Town safe harbor and access to additional grant opportunities.

LDS, the firm selected to monitor the SHI (subsidized housing inventory), has sent letters to subsidized home owners reminding them of their obligations to the Town as outlined in their deeds. The Town Administrator has received comments for the homeowners unaware of the deed restrictions. LDS uncovered a zero dollar deed. The Trust was advised that nothing may be done to cure this deed. The Trust will investigate this complication.

The Housing Production Plan was last completed five years ago and must be updated for November 2023. The present plan was prepared by COG and completed very satisfactorily. Central Mass Regional Planning Council also has prepared the Housing Production Plans. The procurement process was discussed. It was agreed that the Trust Chair and the Town Administrator will meet to review the procurement method. Mr Berglund will investigate the possibility of a grant for the preparation of the housing production plan.

The students from Tuft graduate college and in conjunction with MHP are interviewing ten selected Housing Trusts to understand the effective strategies that develop and preserve affordable housing. The students seek a profile of the West Boylston Trust. The Chair suggested that all members be interviewed if that is possible. The Chair would like all questions in advance. Consent forms(RIB) must be signed before formal interviews may be arranged. The students desire to complete their work by the end of March.

Trust members stated that the 40B process does not address community needs. Often the location of the housing development and the type are not desirable. The calculation that defines affordability must be reviewed. West Boylston is unique as over thirty percent of the land area is owned by state agencies. The Wachusett Reservoir occupies a large area of the Town as does the county jail. Ms Kraemer prepared a chart demonstrating the lack of affordable housing based on the average income of the residents. The other concern is the lack of first refusal.

It was agreed that the Town Administer and the Trust Chair will meet with the students. This report will be shared with the Trust.

The next meeting scheduled for March 28, 2023

Mr. Berglund moved to adjourn the meeting at 7: 15. This motion was seconded by Mr. Frieden and on roll call

all members answered in the affirmative

Respectfully submitted

Robert Barrell