

**Town of West Boylston  
Finance Committee  
Meeting of January 13, 2015**

A joint meeting of Fincom and the Affordable Housing Trust Committee (AHT) was convened at 7:00 pm at Town Hall by Ray Bricault, Chair of Fincom. Chris Berglund, Dave Eckhardt, Bill Fay, Pavel Loven, and Pete Murphy were in attendance. Pat Crowley and Jim Marinelli were absent. Pat Bryant was welcomed as a new member of Fincom. The Town Manager was in attendance.

The Town Manager explained the purpose of the AHT committee and the current situation with 40B housing. The goal of the AHT committee is to develop and increase affordable housing while becoming 40B compliant. A housing production plan was prepared by the committee in 2013 and approved by the state. The plan sets annual goals for affordable housing development. The specific goals for the committee are development of senior housing, shaping and planning for other housing development, and coordination of town departments. The existence of an approved plan gives the town more power under the 40B rules when dealing with proposed 40B projects.

The AHT committee believes that the town could be 40B compliant under the land use clause if the current Oakdale 40B project is built. Notice of compliance is being given on the town website, but compliance certification can only happen if a case is brought before the state housing appeals committee by a developer.

The AHT committee currently uses the services of a community housing specialist, on an as needed basis, paid for through CPC funds. Fincom raised the concern that this recurring cost should be moved to the operating budget to show the full annual operating cost. The AHT committee responded that 10% of CPC funds are to be used for affordable housing and can easily pay this and other AHT expenses. The Town Manager also defended the use of CPC funds until the need is sufficient for a more permanent professional planning staff member. Fincom asked if other annual expenses from affordable housing can be expected. The AHT committee replied that all housing programs are self-sustaining. The only costs that could come before the town would be unexpected extraordinary repairs, such as the recent emergency roof repair at the senior housing complex. These would be infrequent and unusual. The AHT committee could also come to the town for borrowing to finance projects.

Fincom agreed that no change is needed at this time and the Fincom committee will review the situation and decide whether to recommend any further action. The AHT committee adjourned their meeting.

The Fincom meeting continued with the Town Manager. The meeting schedule leading up to the May town meeting has been posted on the town website. The

Town Manager expects this schedule is firm. The Town Manager offered the following information:

- Tax revenue growth this year is better than expected.
- The release of Chapter 90 funds by the state should mean up to \$150,000 of additional monies for the town. These monies have not been assigned to any specific road project.
- The Borrego Solar project is not likely to proceed. The Light Department is considering their own solar development on the capped landfill. The study is underway.
- The ESCO project is 99% complete and working as expected. ABM is working on the punchlist and takeover is expected in 30-90 days. A \$52,000 rebate is expected from NStar Gas. The final payment of \$500,000 to ABM has not yet been made.
- Ambulance funds are accumulating in the Ambulance Receipts Reserve. This reserve is adequate to fund the needed ambulance purchases. Creating an Ambulance Stabilization fund was discussed. If this is done, then a 2/3 vote is required by town meeting to add or expend funds. This could provide additional protection for these funds. This is a subject for future discussion.
- The Police Station and Senior Center are moving forward. The Police Station construction estimate is \$3.2 million, but is expected to be refined below \$3 million. Discussion continues with the Bible Church for purchase of the building for under \$1million.

The Town Manager left the meeting.

There was no quorum for the meeting on November 19 and there are no minutes. Jim Marinelli took the minutes on October 20. These have not yet been distributed. The minutes on September 29 have been distributed but no vote for approval was taken.

A motion to appoint Pat Bryant as the Fincom representative to the Planning Commission (TWPC) was made by Chris Berglund, second by Dave Eckhardt, and passed 7-0.

The next two Fincom meetings were scheduled for Wednesday, March 18, and Monday, April 6. These meetings will support the budget process leading to the May town meeting.

The meeting was adjourned at 8:59 pm.

Pete Murphy  
Secretary