

West Boylston Affordable Trust

January 6, 2015

Meeting Minutes

Members present: Robert J. Barrell, Marc Frieden, John Hadley, Patricia Halpin and Anna Mary Kraemer

Also present: Dick Heaton, Dave Femia and Leon Gaumond

Chairperon Halpin called meeting to order at 6:03 p.m.

The meeting minutes of the November 20, 2014 were read, corrected and approved on a motion by Mr. Hadley and seconded by Ms. Kraemer. This motion was unanimously approved.

Mr. Gaumond is present to discuss the request of FinCom for a joint meeting to review the method of funding the Housing Community Specialist. Currently this contracted position is funded by annual appropriation from the Community Preservation Fund. The FinCom is suggesting that the position be funded by the operating budget. A number of communities fund the Housing Specialist by way of Community Preservation Fund. Mr. Gaumond advanced the following to support the present funding method: funding the position from the operating budget would require a like reduction from a line item in the operating budget; the position is project based; and employee benefits are not budgeted. Ms. Halpin voiced a concern that as an employee the position may be required to serve several boards.

Mr. Hadley moved that the current funding method be maintained that is by annual appropriation from the Community Preservation Fund and not by the operating budget. This motion was seconded by Mr. Frieden and unanimously approved.

The discussion moved to outstanding issues at the Afra Terra. Among the issues are conservation, tax and affordable units. Mr. Heaton is reviewing the project. Mr. Heaton investigation has disclosed that a number of affordable units do not have the required deed riders recorded, that some condos may not have been properly assessed and that the project has not been closed out according to regulation. The Trust believes that based on the above the Board of Selectmen should consider the idea of seeking Special Counsel to examine the entire developement .

The Trust instucted Mr Heaton to prepare a formal application to obtain permission from the Department of Housing and Community Development to transfer housing authority land to the Town. It is expected that the land transfer will be conditional. The commications with DHCD indicate that housing construction must be started within five years.

The next meeting is Februrary 10,2015.

Motion to adjurn at 8:45 p.m. by Mr. Barrell seconded by Mr. Hadley and approved by all.

Repectfully submitted

Robert J. Barrell

The