

West Boylston Affordable Trust

March 15, 2016

Meeting Minutes

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

Also present: Dave Femia, Paula Stuart, Karen Pare

Chairperson Halpin called meeting to order at 6:06 p.m.

The meeting minutes of the February 23, 2016 were reviewed , corrected and approved on a motion by Mr. Frieden and seconded by Mr. Barrell. This motion was unanimously approved.

Mr. Hadley advised the Trust that Mr. Jim Smith of New England Survey is in the process of preparing to survey the land at 87 Maple Street. The survey proposal was approved at the February Trust meeting.

Ms. Halpin asked the Trust members if it is believed that the acquisition of the Maple Street property should be on the warrant for the May town meeting. The members stated that the Trust is not ready to advance an article for May. The land survey must be completed and an informational meeting must be arranged. Ms. Pare provided an abutters list for properties within 300 feet of the proposed site. Ms. Halpin will draft a letter advising affected property owners . Ms. Kraemer will have the notice printed. A meeting to discuss the future potential use of the property is tentatively scheduled for June 20, 2016 at 6 p.m. This meeting is necessary to build town support.

Ms Stuart advised the Trust members that the Department of Housing and Community Development will soon forward to the town the Subsidized Housing Inventory (SHI) presently on file with the Department. The SHI must be reviewed for accuracy. Any deficiency will be corrected.

Ms. Stuart has contacted the Assessors to arrange a meeting to review the information on regarding Afra Terrace. Ms. Stuart has reviewed the comprehensive permit, and the deed riders of the affordable units and will compare those documents with the information on file with the Assessor's office to make certain all records are in agreement.

Ms. Stuart provided the Trust with sample spread sheet on how to calculate the allowable sales price for an affordable unit and the income limits for the Town of West Boylston.

Ms. Halpin will write the Annual Report.

Ms. Pare lead the discussion regarding the repository. Ms Pare described the current capacity of the town's computer software. Clearly this is a complex labor intensive, costly and time

consuming process.

Ms. Stuart and Ms. Pare will enter a discussion and at some point develop a strawman. Discussions will continue.

Motion to adjourn at 7: 24 by Mr. Barrell seconded by Mr. Hadley and approved by all

Respectfully submitted:

Robert J. Barrell