

Affordable Housing Trust
Minutes
June 20, 2016

Members Present: Robert J. Barrell, Marc Frieden, Patricia Halpin, Anna Mary Kraemer

Also Present: see attached sheet

Meeting opened at 6:30

The Affordable Housing Trust presented an informational meeting to discuss the possibility of developing senior and veteran housing at the site of the present housing development at 87 Maple Street. This meeting was attended by abutters, a selectperson and housing authority members. Ms. Halpin moderated the meeting. A power point presentation prepared by Marc Frieden was reviewed. Ms Halpin stressed that the Trust is exploring an opportunity to site housing at this location. The site has been surveyed. Ms. Halpin explained that that the housing will be built using the Local Initiative Program (LIP). The LIP places control of the program under direct local participants. The purpose of the meeting is to obtain feedback from the abutters and residents. After the presentation the program was opened for questions and concerns. The following is a list of concerns and considerations:

Why is the Trust developing this property ?

The Trust stated that there is concern that the Commonwealth may develop the property without input from the community. There is a need for senior and veteran housing. A LIP would address local needs and provide a taxable income from the property. The number of bedrooms has not been determined. The property will be managed by a professional property management company. At the present time there are West Boylston residents on the waiting list for affordable housing.

Where would the property be accessed?

Access to the property may be the existing driveway as access from the other right of ways do not appear suitable. Access from Temple Street would have an adverse impact on traffic and appears to be an active drainage area. The other access from Maple Street climbs a very steep incline. Clearly there will be increased traffic on Maple Street.

What will the impact be on community services?

Certainly there will be impacts however at this time they are not defined. The Trust will work with town departments to mitigate impacts to police, fire, school services and water. Residents expressed concern as to issues of public safety especially traffic accidents and criminal activity. The residents were advised that the tenants would be vetted by the management company. The entry way will be engineered to mitigate traffic concerns.

How will the development be buffered?

The Trust will follow the guidelines that the Planning Board uses to review subdivisions.

What agency and how will the development be monitored?

The development will be monitored by the state Department of Housing and Community Development and the funding agency Mass Housing. The Local Affordable Trust will also provide oversight. Formal agreements will be executed among the parties.

What impact will this construction have on the existing public housing?

If it is

The Trust will work with the developer and the housing authority to see if it is possible improve the present properties at 87 Maple Street.

Will the abutters be kept informed about the progress of the development and what are the next steps?

The abutters will be invited to participate in the process. The Trust desires representatives to attend meetings and be a channel for communication. The next step is to accept the land offered by the housing authority by the town at the October Town Meeting. The Trust meetings are open to the public.

The meeting concluded with Ms. Halpin thanking the residents for attendance and assuring them that the process will be open and transparent. Mr. Barrell moved to adjourn the meeting at 8:15 p.m. seconded by Mr. Frieden and approved by all.

Respectfully submitted,

Robert J. Barrell

