

Affordable West Boylston Trust

July 7, 2016

Meeting Minutes

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

Also Present: David Femia and Paula Stuart

Chairperson Halpin called the meeting to order at 6:09 p.m.

The minutes of the June 14, 2016 were reviewed, corrected and approved on a motion by Mr. Hadley and seconded by Mr. Frieden. This motion was unanimously approved. The minutes of June 20, 2016 were corrected and approved on motion by Mr. Frieden and seconded by Ms. Kraemer. This motion was approved by all with Mr. Hadley abstaining.

The Trust members discussed the meeting of June 20, 2016 regrading 87 Maple Street, the proposed site for senior and veteran housing, and concluded that meeting went well and that abutters offered good insights. The Trust will be mindful of those observations particularly concerns of traffic and buffer issues. The neighbors shall be informed of any developments with regard to the proposed housing.

Ms. Halpin and Mr. Barrell met with Ms. Susan Connelly, Director Community Assistance, of the Mass Housing Partnership(MHP) to review the creation of housing at 87 Maple Street. Ms. Connelly has developed many properties with the MHP. She expressed some concern with the transfer of the Authority property to the Trust by Town Meeting as cumbersome and unnecessary. Ms. Connelly suggested the next steps :

1. Meet with the Authority to discuss their participation and request the Authority to authorize the Trust as the designee to develop housing on their property.
2. Complete a marking needs assessment to obtain hard data as to the community's real needs. Does the community need veteran housing, senior housing or family?
3. The wetlands on the property must be flagged to determine the buildable land.
4. A phase 1 environmental study must be done.
5. Revisit the conditions placed by the Department of Housing and Community Development on the proposed development

The Trust members raised concerns that at public meeting of June 20, 2016 the abutters were advised that the Trust would develop the property after transfer at the Town Meeting. Any changes may undermine abutters confidence in the Trust. The joint meeting with the Authority and the Trust is scheduled for July 20, 2016 to discuss Authority participation. Clearly the abutters must be informed about any change in the development process.

The market study, and the Phase 1 study can be completed simultaneously. Ms. Connelly will forward the name of firms that do market assessments. The estimated cost for the market needs assessment is \$10,000.00. Ms Steward advised the Trust that COG has the capability to complete a phase 1 study for \$3000.00. Mr. Hadley moved that COG complete the phase 1 study for \$3000.00 . Mr. Frieden seconded the motion. This motion was approved by unanimous vote.

Mr. Hadley will contact the survey company to obtain the cost to flag the wetlands.

The proposal for the CPC is due. The present best estimates for the needs of the Affordable Housing Trust is about \$25,000.00 based on the above information.

The next meeting Trust meeting is scheduled for August 9, 2016.

Mr Barrell moved to adjourn the meeting at 7:20 p.m. This motion was seconded by Mr. Hadley with approval by all.

Respectfully submitted:

Robert J. Barrell