

Affordable West Boylston Trust

March 7, 2017

Meeting Minutes

Members Present: Robert J. Barrell, Marc Frieden, John Hadley ,and Pat Halpin

Also Present: Paula Stuart, David Femia, Susan Connolly, Anita Sullivan

Chairperson Halpin called the meeting to order at 5:35 p.m.

Susan Connolly was present to discuss the preparation of the Request for proposal for the development of housing at 87 Maple Street.. The letter from the Department of Housing and Community Development dated April 21, 2015 to Marcia Cairns, Chairman of the West Boylston Housing Authority ,was reviewed . This letter outlines the requirements for the transfer of state public housing land, per 760 CMR 4.13 Ms. Connolly is familiar with the creation and execution of an RFP for housing production. Using the letter from the Department of Housing and Community Development as a guide the follow items were discussed and agreed.

The site will remain under control of the Housing Authority. It is not necessary to transfer the land to the Town. The land shall be conveyed by a 99 year ground deed restricted lease. The Authority will issue the RFP.

The proposed development will be approximately 60 units of senior housing in an elevated building. A number of the units will be two bedrooms to accommodate persons with medical needs. The several units will be designed for handicapped persons.

These rental units are to be affordable universally accessible per 760 CMR 4.12 (1)(a). The Trust may consider some of the units to be 100 percent of AMI which is compliant with the CPA.

The estimated total development cost is \$260,000.00 a unit

The Trust desires to seek a developer that has provided housing with a service component.

Ms. Connolly offered to contact the Department of Housing and Community Development to discuss the Trust's proposal and to format the RFP.

Ms. Sullivan representing the housing authority expressed concerns regarding the land

survey stating that structures have been constructed on housing authority property. Authority structures may also been built on an abutters property. Additionally there may be evidence that pesticides were used at the time the land was an orchard. Ms. Connolly advised the Authority that it may be necessary to place a lien on the abutters property. Mr. Hadley volunteered to contact the abutter to discuss this matter. With regard to the issue of pesticides further testing may be required.

Ms. Connolly was advised that the Town has had great difficulty with a the 40B process in the past and desires to avoid to avoid the pitfalls of the past.

Mr. Barrell moved to adjoin the meeting at 7:15 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert J. Barrell