

Affordable West Boylston Trust  
August 8, 2017  
Meeting Minutes

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

Also Present: Mr. Vincent Vignaly, Paula Stuart, and David Femia

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

The minutes of the June 6, 2017 and June 21 were reviewed and approved on a motion by Ms.Kraemer and seconded by Mr.Hadley. This motion was unanimously approved.

The signature sheet required by the accounting office for the disbursement of funds authorizing members to execute payments approved Ms. Halpin and Ms. Kraemer by a motion by Mr. Hadley seconded by Mr. Barrell and approved by all.

It is noted that the 40B development located on North Main Street name has been changed from Sadjia Gardens as DBA 92 On North Main Street.

Mr. Femia expressed concern that the heat pumps have been located on the unit decks of the North Main Street development. This was not included on the original plans and may hurt the marketing of the units. Mr. Femia will follow up with the building inspector.

An informational meeting regarding applications and the processing for the affordable units is scheduled for August 22, 2017. More information is available at Peabody Properties . Com .

Ms. Stuart updated the Trust regarding two units at Afra Terrace ( 107 Afra Terrace and 15 Jasmine Drive). Presently , the owners appear to be in violation of their deed riders. In both cases the owners are not in occupancy nor using the unit as their primary residence. Ms. Stuart has been in contact with Ms. Carol Marine, senior program manager, with CHAPA. Ms. Marine is aware of the issues however CHAPA will not offer any legal assistance despite CHAPA's role as monitoring agent. The owners maintain that they are not in violation. Ms. Stuart will continue to work with the condo management and CHAPA for resolution of the issues.

Mr. Hadley reported that the survey information for 87 Maple Street has been lost in a fire. Tauper Engineering 's office was unable to reclaim the information. Mr. Hadley will

talk with the town administrator about the issue. It is uncertain the engineers insurance will cover the lost. In any event the survey must be redone at an estimated cost of \$9000.00

Ms. Stuart has provided DHCD Guidance on the 40B safe harbor by land area. Ms. Stuart will work with Mr. Vignaly to review the zoning and the complex land calculations for safe harbor. Additionally Mr. Vignaly will review the division of 87 Maple Street.

Ms. Kraemer will serve as point person for communication regarding 87 Maple Street development.

Mr. Barrell moved to adjourn the meeting at 7:34 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert J. Barrell