



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Affordable Housing Trust Meeting Minutes

Date / Time / Location of Meeting	02/12/18, Town Building
Members Present	Robert J Barrell, Marc Frieden, Patrica Halpin, John Hadley
Members NOT Present	Anna Maria Kraemer by phone
Invited Guests	David Femia, Paula Stuart, Jim Smith, Vincent Vignaly

Welcome – Call to Order

Time: 6:03

Approval of Previous Minutes

The January minutes were not reviewed

Motion Originator
Motion Seconded

Treasurer – Financial Report

Motion to Accept Robert J Barrell
Seconded John Hadley

OLD BUSINESS

Motion to Accept
Motion Description
Motion Seconded
Discussion
Result

NEW BUSINESS: Land Survey

Mr. Smith of Tauper Land Survey is present to discuss the access and location of the proposed development of the senior housing development at 87 Maple Street. Access from Temple Street is not feasible because it is a drainage area for the wetlands. The access beside the Bonci property is not acceptable. The best access is the current entry to the property. The width of the present driveway is of concern as the number of trips will be increased. Mr. Smith will define the roadway width. Also discussed is the planning board considerations. Is this to be considered a parcel or a lot as there is insufficient frontage One parcel of 19.73 acres to be leased to the developer and 2 easements given to the developer for access and drainage. In the opinion of Mr. Smith because the property is a parcel and will not be divided the property boundaries do not change and therefore the land court decision stands. Also of concern is an area of wetland next to the present garage which is the .probably the best access to the development area. Mr. Vignaly, Mr. Smith and Mr. Barrell will walk the site for evaluation. Mr. Smith will draw a plan showing the proposed driveway.

Mr. Smith also stated that the issue with the land court regarding the boundary between the Mr. Gambaccini and the housing Authority is resolved. Ms. Halpin inquired if it possible to obtain

this in writing. Mr. Smith stated it is unlikely and should not be a problem. He will check.

NEXT TOPIC Ms. Stuart reviewed the letter received from DHCD to Marcia Cairns, Chair of the Housing Authority, dated February 7, 2018
Letter from DHCD approving the transfer of housing authority land for senior housing with conditions. This is a positive development. A meeting with the Housing Authority needs to be scheduled.

Draft RFP Ms. Kraemer, Ms. Halpin and Ms. Stuart have completed a preliminary review of the draft RFP for the senior housing development. Copies were given to all present and encouraged to review and forward edits to Ms. Kraemer.

PROJECT LIST

Review draft RFP

OTHER ITEMS

NEXT MEETING

03/12/18

MOTION TO ADJOURN

Motion Originator Mr. Barrell
Motion Seconded Mr. Hadley
Time of Adjournment 07:20:00 PM

Submitted Robert Barrell
Date Submitted: