



## **Town of West Boylston**

140 Worcester Street, West Boylston, Massachusetts 01583

# **The Affordable Housing Trust Meeting Minutes January 9, 2023**

**MEMBERS PRESENT:** Robert J. Barrell, Chris Berglund, Marcia Cairns, Marc Frieden, Anna Mary Kraemer by zoom and Patricia Halpin

**ALSO PRESENT:** Community members

The meeting opened at 6:06 PM

This meeting was a hybrid meeting and therefore a roll call is necessary. The names of the Trust member were called with all members above responding present.

The Chairperson, Ms. Halpin, requested a motion to postpone the approval of November and December meeting minutes. A motion was made by Mr. Frieden seconded by Ms. Cairns to postpone the approval of the November and December minutes. This was approved by all Trust members.

Ms. Halpin explained that the purpose of this meeting is to recommend to the Select Board which of the three projects presented to the Trust appear to align with the goals, strategies, ideals outlined in the Housing Production Plan, Housing Needs Analysis, and the Town Master Plan.

The projects were reviewed in addition to the above documents the Trust also evaluated each project on location and affordability. The location criteria included the following proximity to public transportation and retail/grocery stores, existing traffic pedestrian walkways, conforms to existing neighborhoods, underutilized commercial site and small-scale neighborhood development. The affordability criteria include a minimum of 25% affordable rental units at 50 percent of medium income and affordable units with universal access.

While none of the three projects aligned in all motion Mr. Barrell stated before each projected was reviewed " *I move for the purposed of discussion that the Affordable Housing Trust recommend to the Select Board that it enter into a Lip with".....*

The first project reviewed was Branded Reality Group III for 235-245 West Boylston Street. This project of 64 units provides units at 80 % units and meets all the location criteria and part of the affordability criteria. It failed to provide units at 50% AMI. There is concern that it did not provide elevators. The project will redevelop commercial site. The Trust members agreed that this project should be recommended to the Select Board for consideration as a LIP. Mr. Barrell moved that the Branded project be recommended to the Select Board for consideration for LIP. This motion was seconded by Ms. Cairns. The Chair called for a roll call vote. Mr. Frieden: yes, Mr. Berglund :yes, Ms Cairns yes, Ms. Kraemer: yes ,Ms. Halpin: yes, Mr. Barrell: yes. The Chair declared the motion passes.

The second project of 40 units reviewed was 75 West Boylston Street proposed by Crescent Builders. This project also meets the location criteria. The project makes use of an underutilized commercial site. The project shall provide 25% of the units at 80% of the medium income. While this meets the requirement for a LIP for affordability it does not provide any units at the desired 50% of medium. This development does not have elevators but will provides handicapped access first floor. The Trust members agreed that this project should be recommended for LIP

consideration. Mr. Barrell moved that the Crescent Builders proposal be recommended for consideration for LIP. This motion was seconded by Ms. Cairns. The Chair called for a roll call vote. Mr. Frieden: yes, Mr. Berglund: yes, Ms. Cairns: yes, Ms. Kraemer: yes, Ms. Halpin: yes, Mr. Barrell :yes. The Chair declared the motion passes.

The third project at 18 Malden Street is a project of 192 units located on a 17 acre residential zone site failed all the location criteria outlined in the evaluation. This project will provide 25% of the units at 80% affordability. No units to be offered at 50% of medium by income. This development fails to meet any goals of the Master Plan and Housing Production Plan. These buildings will be elevated. Mr. Barrell moved that 18 Malden Street not be recommended for consideration for a LIP. This motion was seconded by Ms. Cairns. The Chair called for a roll call vote. Mr. Frieden: yes, Mr. Berglund: yes, Ms. Cairns: yes, Ms. Kraemer: yes, Ms. Halpin: yes, Mr. Barrell: yes. The Chair declared the motion passes.

A motion by Mr. Frieden and seconded by Ms. Cairns to request the town administrator to advise the Select Board the Trust in writing that has voted to recommend 235 and 75 West Boylston Street for the LIP program. This was approved by all.

Ms. Elize Wellington thanked the Trust members for their work.

The next meeting will be scheduled for January 31.

Mr. Barrell moved to adjourn the meeting at 6:50 p.m. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert J. Barrell