



Town of West Boylston
140 Worcester Street
West Boylston, MA 01583
June 26, 2023

Members Present: Robert J. Barrell,, Marcia Cairns, Marc Frieden, Anna Mary Kraemer, Patrica Halpin and Barur R. Rajeshkumar

Also Present: David Femia

The in person meeting opened at 6:06 PM with the Chairperson declaring a quorum.

The minutes of the May 18, 2023 meeting were approved on a motion by Mr. Frieden and seconded by Ms. Cairns and approved by all that were in attendance. The Chairperson, Ms. Halpin, welcomed Mr. Rajeshkumar as the Select Board appointment.

Ms. Halpin is concerned that information regarding the process of affordable housing development may not be understood by the public and the Trust needs a venue to keep the public correctly informed. At present the town web site is used. No new information on the three proposed 40B developments.

There is no update on the Housing Production Plan rewrite. The Trust has applied for a grant from the FY24 Round of the Community One Stop for Growth to defer the cost of the updated HPP. Mr. Berglund researched and forwarded the the grant application to the Department of Housing and Community Development.

The annual reorganization of the Trust is being postponed as not all Trust members are present.

The reauthorization of persons that are able to sign for the Trust updated. On a motion by Mr. Frieden and seconded by Mr. Barrell moved the persons that may sign for the Trust are Ms. Halpin, Ms. Kraemer and Ms. Cairns. This motion was approved by all.

Mr. Frieden led a discussion of special legislation that increases the number of affordable units, zoning amendments, and tax breaks for converted units. Mr. Frieden used Chat GPT Discussion of Single Family Zoning changes and an article from Policy 2020 Brookings by Jenny Schuetz: To improve affordability we need better alignment of zoning, tax and subsidies. Also discussed the property tax exemption for affordable accessory units in Salem, Ma., Chapter 221 of the Acts of 2022. The discussion was lively, informative and thoughtful.

The next Affordable Housing Trust meeting is scheduled for August 1, 2023

Mr. Frieden moved to adjourn the meeting. This motion was seconded by Ms. Cairns and approved by all at 7:05PM

Respectfully submitted,

Robert Barrell

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