

West Boylston Affordable Trust

October 20, 2015

Meeting Minutes

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

Also present: Dave Femia, Paula Stuart

Chairperson Halpin called meeting to order at 6:04 p.m.

The meeting minutes of the September 29, 2015 were read and approved on a motion by Mr. Hadley and seconded by Ms. Kraemer. This motion was unanimously approved.

Mr. Barrell updated the Trust members regarding the survey of Maple Street. The town counsel provided guidance as to the requirements for the Town to receive the property at Town meeting. Trust members suggested additional requirements to include flagging the access to the property and a sketch of the proposed lot. Mr. Barrell is charged with having the survey proposal revised to include the above.

Ms. Paula Stuart provided the Trust with a comprehensive memorandum dated October 15, 2015 outlining the status of the sales of affordable units at Afra Terrace. There are 13 affordable units 3 of which are unsold. Ms. Stuart reviewed the Comprehensive Permit, Regulatory Agreement and the Condominium Master Deed. It is clear that these documents do not allow for the rental of affordable units as it is a violation of the deed rider. The Town may enforce this restriction. The enforcement may include notifying the lender and owner holding the mortgage that they are not compliant. With regard to the cost certification it is tied to substantial completion and the Town may conduct a separate cost review with the developer paying up to \$5000 for the audit. The ZBA is charged with the enforcement of the regulatory agreements.

It is suggested that a joint meeting with the Trust and ZBA be arranged to discuss enforcement issues.

Ms. Kraemer is researching the deed riders of the Afra Terrace affordable units. A file with hard copies of the deed riders and all regulatory agreements should be set up for all 40B developments .

CHAPA the monitoring agent for Afra Terrace was contacted regarding the annual report. This report summarizes the monitoring agent 's yearly activities and is forwarded to the ZBA. Mr.Femia, a member of the ZBA, will attempt to locate the report.

The next meeting is scheduled for November 10, 2015.

Motion to adjour by Mr. Barrell seconded by Mr. Hadley and approved by all.

Respectly submitted: