

**TOWN OF MEDWAY**

**AFFORDABLE HOUSING COMMITTEE**

**MEETING MINUTES**

Wednesday, December 12, 2012, 7:00 PM  
Medway Senior Center  
76 Oakland Street  
Medway, MA 01053

**Affordable Housing Trust**

Robert Ferrari..... Present  
Marcia Kramarz ..... Present  
Teresa O'Brien..... Present  
Alison Slack..... Not Present  
Doug Havens.....Present  
Ken Kourafas.....Present

**Mr. Ferrari called the meeting to order at 7:04 p.m.**

**Introduction of prospective new Committee member, Ken Kourafas**

**Review and accept Meeting Minutes for November 14, 2012** – Minutes were reviewed and no edits were suggested.

**Ms. O'Brien moved to approve the November 14, 2012 minutes, Ms. Kramarz seconded, and they were unanimously approved.**

**Planning Session -- Review and discuss provisions of Guidelines for Comprehensive Permit (40B) Developments [Town of Sudbury] and Local Preference in Sudbury 40B Projects –**

The Committee conducted a detailed review of the comprehensive guidelines from the Town of Sudbury for the purpose of creating similar policies and procedures for the Town of Medway. While reviewing, edits were made to the document for later consideration. Mr. Havens provided a brief review of the mission of the Affordable Housing Committee and Trust for Mr. Kourafas before the Committee proceeded with reviewing the Sudbury guidelines. Ms. Kramarz raised the question as to whether anything can be done regarding condo fees; specifically, using funds to lower fees as a way to attract potential buyers who may be concerned with high Condo fee assessments. The Committee then reviewed the Guidelines for Affordable Housing Development in Acton. Members agreed to review the article(s) prior to the next meeting. Mr. Havens was asked to invite Suzy Affleck-Childs to attend the next meeting in order to gain her input and guidance in creating the document.

**Updates on Planning Board Meeting: Williamsburg Condominiums/Paul Yorkis and Millis-Medway Newspaper: January Article –**

The Committee discussed the 12/11/2012 Planning Board meeting with regard to Developer Paul Yorkis' request to reduce the required number of AH units from 3 to 2. Members were in agreement that the AHC should proceed with caution because of the precedent this decision would set. At the present time, neither the AHT nor the AHC e has received the documentation requested or any regulatory agreement from Mr. Yorkis and, therefore, cannot make a full commitment to his request.

Mr. Ferrari contacted the Millis-Medway newspaper and there will be an affordable housing article published in the January issue. Mr. Havens has also reached out to the Milford Telegram and will follow up before the next meeting.

**Action Items –**

Mr. Havens will follow up with Milford Telegram, and the Committee will review the Town of Acton Guidelines for discussion at the next AH meeting.

**Ms. O'Brien motioned to adjourn at 8:24 p.m., Ms. Kramarz seconded, and was unanimously approved.**

*The next meeting of the AHC is scheduled for January 9<sup>th</sup> at the Medway Senior Center beginning at 7:00PM.*