

minutes March 9, 2009 Housing Partnership

Members present were Mary Antes, Rachel Bratt, Betty Salzberg, Maddie Sifantus.

Jennifer Dieffenbach, prospective member, also attended the meeting. She will find out whether her professional work as an architect in town does not disqualify her from working on our committee.

With the addition of the phrase "when the information is available" referring to Rachel's article as below, minutes of February 9 were approved:

"Rachel volunteered to write an article for the Crier about the progress made in affordable units in Wayland when the information is available."

The minutes of January 12, 2009 were approved.

Betty periodically contacts Dan Bennett about the progress in claiming new affordable units for state credit against the 40B law. Bennett says that he and Mark Lanza will attempt to claim 52 units from the Commonwealth Residences (former Barton nursing home on route 30) as soon as possible. Twenty-one days without a formal appeal must take place after the comprehensive permit is issued. The permit has been issued and no appeal has yet been filed, but the permit was edited and Bennett was not sure whether he had to count the twenty-one days from the edit or from the initial issue.

Bennett had told Betty that he had got several calls from neighbors of the Commonwealth Residences but no formal appeal. He had also gotten a call from a prospective new 40B developer, but when Bennett told him that the town might have two years of immunity from 40B, the developer backed off.

Rachel wondered if "friendly" 40B developers would appear whom the town could welcome if the town had this two-year immunity, or whether none would take the risk.

The Habitat meeting scheduled for April 15 will be postponed as special town meeting had been scheduled for that night.

Mary has talked with Anette Lewis of the Road Commission. We are still hoping for some Road Commission land on Stonebridge Road for use for a Wayland Habitat House.

We will not meet on the second Monday of April (April 13) because that is the night of the annual town meeting. We will meet the following day instead and hopefully visit the Road Commission when they schedule us during their April 14 meeting.

Betty brought a copy of the 2005 comprehensive housing plan, but we will probably not be able to do anything on a new one (due March 2010) until a town planner is hired. Apparently, interviews are taking place.

Mary suggested that we spend some time in the remainder of this year making our own procedures tighter and making sure that the town does start out any new 40B process with a meeting between a prospective developer and our committee. We will discuss our own goals and procedures at the next meeting.