

Minutes July 13, 2009

Present were Rachel Bratt, Dan Brown, Betty Salzberg, Maddie Sifantus of housing partnership and prospective member David Wong and guests Brian Boggia and Steven Freundlich, representing the housing data collection team of the master plan advisory study committee (MPASC).

The minutes of June 8 were approved.

David Wong introduced himself. He felt he had himself benefitted from affordable housing, allowing him to be able to save money and then buy a house in Wayland nine years ago. He has three children in the school system.

Present members also introduced themselves to David.

A short discussion was held on future plans.

Rachel said she would work again with Mary on the accessory units regulations.

Dan said that if there is more work with Dev Hamlin on the covered bridge development, he would like to be involved.

Betty is on the Doran road committee, which will probably be expanded to involve some people with relevant expertise (e.g., developers, architects, grant-writers) and possibly more neighbors of the project. This would make it more like the NSRAC which supervised the Nike Site project. Right now, this committee is reviewing proposals from consultants to evaluate and make suggestions for the use of the property. Mary is also on this committee, representing the Housing Authority.

At 8:30 pm the committee was joined by Brian Boggia and Steven Freundlich to talk about the housing part of the master plan advisory study committee (MPASC). This committee will report to the Planning Board about the progress or lack thereof towards the twenty-year goals of the most recent master plan for the town, written in 2004. (Betty is on this committee, but not on the housing part. She represents the Conservation Commission on this committee.)

Boggia and Freundlich asked the committee to read and comment on their follow-up evaluation of housing which was sent to the committee by email before the meeting and was also distributed at the meeting. In particular, they want to know about new initiatives in housing.

A question was posed about the status of certification of the 52-unit rental 40B at the Katherine Barton site (Commonwealth Residences). The town should be able to claim credit for two-years of refusal of any unwanted 40B projects from this, but we don't know if this has been done or if the town is waiting for the developers to get a building permit, or to start building.

The project with Habitat was mentioned and is one example of a housing partnership initiative. Another is the Doran Road project. Possible planning using the state 40R was suggested.

One goal is to help the planning board become more proactive in planning instead of having the town just react to developer's proposals.

A new subcommittee was suggested consisting of Rachel, Mary and when confirmed, David, to report back to the MPASC at the end of August or beginning of September. This should be the major topic to be discussed at our next meeting, August 10. (Betty will not be at that meeting.) Rachel will be out of the country until shortly before that meeting, so most of the progress may take place after she gets back, in the latter part of August.