

Minutes Wayland Housing Partnership November 9, 7:30 pm

Members present were Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Marty Nichols, Betty Salzberg, and David Wong.

The meeting began at 7:30 pm. The minutes of October 19 were not approved. It was felt that more information about Marty's motion (what it was about) should be included. Betty will rewrite the minutes of October 19 for consideration at our next meeting.

Jim Williamson of Barbery Homes made an informal presentation of his project on Michael Road. This project is to have 7 lots and by our inclusionary law must include one affordable unit. The law allows accessory apartments and Mr. Williamson proposes to have one building be a duplex with an accessory apartment. Marty Nichols and others suggested that the accessory apartment have three bedrooms and Mr. Williamson agreed to consider making this affordable rental apartment as large as 1300 square feet. The owner's unit would have 2000 square feet and the other six buildings in the complex would be around 3000 square feet, so the building with the affordable apartment would look about the same as the other buildings.

There was some discussion as to whether the town's accessory law would allow this. Another possibility is that the house with the affordable unit could be a duplex with a kind of condo arrangement.

The project also includes a 9.25 acre open space because it is a conservation cluster housing project. Mr. Williamson said that the open space abuts the proposed rail trail and is on the 1995 open space plan.

Betty Salzberg will present the position of the Wayland Housing Partnership opposing article 3 of the warrant at the special town meeting. The presentation will roughly cover the same points as in the Town Crier article. Other members may also speak on this issue.

The master plan notes made by Rachel Bratt and Mary Antes have been passed on to Brian Boggia, who will use them in his contribution to the Master Plan Advisory Review Committee.

The next meeting is December 14.