

Minutes Housing Partnership March 8, 2010

The meeting was called to order at 7:30 pm. Present were Mary Antes, Kathy Boundy, Dan Brown, Marty Nichols, Betty Salzberg and Maddie Sifantus.

Charlie Raskin of the WHA was in attendance.

Molly Upton, Jackie Ducharme, Megan Rubin, Andy Jagolinzer and Gary Rubin came from the Wayland Neighbors for Responsible Land Use (WNRLU) This is an association of neighbors of the Doran Road property, which they call "Dudley Woods".

Mary Antes moved to approve the minutes of February 9, 2010 and Kathy Boundy seconded. The minutes were approved unanimously.

A land use committee had met about the Stonebridge Road Habitat project. An issue on frontage had been resolved so that an easement for a future water treatment plant was provided. The frontage for the Habitat houses is only 33 feet, but since it is a LIP project, frontage requirements can be waived. There will also be 213 feet of frontage for the future possible road to the water treatment plant. In addition, three acres of land was agreed to be transferred from the DPW so that no additional nitrogen aggregation would be needed. The town warrant article would be modified to indicate these changes. There would be no involvement of the recreation department as their land was no longer required for nitrogen aggregation.

Maddie was notified that she could go ahead and speak to the clergy about possible involvement in the habitat house project, and she said she would do this at the Clergy meeting on March 26.

The Planning committee was still working on revising the Inclusionary law to make sure that there was a high threshold for developers who did not provide housing on site.

Betty had written a letter to Sarkis about the housing production plan as agreed in our last meeting. Sarkis will be rewriting the plan with Mary's and Betty's and Brian Boggia's help.

Andy Jagolinzer of WNRLU talked about the proposed town warrant article to transfer the Doran Road parcels to the Conservation Commission for conservation and septic uses. He pointed out that there was very little open space left in the land abutting Dudley Pond and that the population was much more dense there than in the rest of town.

In addition, there are many outdated failing septic systems around the Pond and not enough room for leaching fields. The goal of WNRLU's warrant article is to keep housing from being added to the Doran Road property so that it can be used for future community leaching fields for existing homes and so no further adverse effects from

new housing are made on the Pond.

Charlie Raskin noted that the WHA and WHP had wanted a feasibility study to determine whether new housing and community septic could be combined. It had been hoped that a combined project would benefit the Pond.

Andy also noted that most affordable housing (the Bent Park project, the elderly apartments in the old school and twenty-five scattered sites) was in the southern part of town and that all 190 rental units in town were also there. There was some sentiment that affordable housing was not equitably distributed although the WNRLU members said that they were not against affordable housing and some of the children their children played with came from affordable housing families.

The Neighbors group expressed discontent with the process used in the attempt by the town administrator, the Housing Authority and the Housing Partnership to set up a feasibility study for the uses of the Doran Road property. They felt that a housing component was a fait accompli and that this was not what they wanted. They thought that affordable housing should be obtained by buying and renovating existing houses and then selling at an affordable price [as has been done in Sudbury], not by constructing new housing.

Also, this group proposed an alternate form for the housing trust, where the selectmen would not appoint all members, and borrowing funds would be forbidden. This is a second warrant article.

In addition, they wanted clearly stated policies about where new affordable housing would go, and whether it would be rental or owner, and other constraints on the acquisition of additional affordable housing. This was in a third warrant article proposed by their group, explained by Gary Rubin. This article is to have a five-year plan approved by town meeting and no projects not in the plan are to take place without a further town meeting vote.

The meeting ended at 9 pm.

Betty Salzberg