

Minutes Housing Partnership July 12, 2010

The meeting was called to order at 7:45 pm. Present were Mary Antes, Rachel Bratt, Kathy Boundy, Dan Brown, Marty Nichols and Betty Salzberg.

A prospective new member, Maxine Weintraub, who is applying for the slot representing the Conservation Commission, was present. Maxine talked a little about herself and current members introduced themselves.

Dan moved to approve the minutes of June 14, 2010. Kathy seconded and the vote was unanimous.

We still have no copies of the draft of the new housing production plan. Betty will ask Sarkis to send electronic copies or she will obtain paper copies and put them in our town mailbox and notify members when they are there.

Betty had talked with John Thomas and he agreed to withdraw from the committee if he cannot attend any of the next three meetings.

Mary reported that the town has a \$35,000 grant for a feasibility study for the Doran Road property. The call for proposals will suggest the 29-bedroom limit. Mary said that the state agency representative, Sue Connelly, said that the state assumes 12 to 15 units are needed to make a project economically feasible. Mary said that Connelly also said that the state does not generally approve buying existing units which cost more than \$250,000. A brief discussion followed about implications if CPA money only were used.

The state agency will find and hire a firm to do the feasibility study.

Betty will contact Fred Turkington to see if there is any role housing partnership should be playing with regard to the feasibility study and to make sure we are kept up to date on the progress.

Discussion of the possible advantages to the Doran road neighbors took place. It was hoped that septic improvements and financing for them would prove attractive to neighbors especially in light of any concerns about title 5 requirements pertinent to resale of property. It was agreed that if there are any new committees regarding the use of this property, Doran road neighbors (the WN4RLU or Wayland Neighbors for Responsible Land Use) should be represented.

Betty reported that she had learned that about half of the parcels in the Doran Road property were obtained by tax title, not what we had understood based on the presentation at town meeting when we understood that the entire property was a gift to the town

for recreation use. Some parcels in the property had been designated "recreation" but they were not contiguous and the town Surveyor did not think they were a gift.

Meetings on wording for an article in the fall town meeting proposing a Housing Trust continue. At one of these meetings, a WN4RLU member stated that they wanted any projects with more than 4 units to have to be approved by town meeting. We felt this was an unnecessary restriction.

Kathy agreed to represent housing partnership on these Housing Trust article meetings if they meet at 7:30 am. She cannot attend later in the day. In any case, she will review any proposed articles. Betty will attend when Kathy is unable to do so.

We had a brief discussion about our committee's shared concern about the meaning of "equivalent" units Dev Hamlen is purchasing to provide off-site units instead of onsite for the Covered Bridge project. We hope to have more information later. It does not seem that the Planning Board has yet reworded and strengthened the inclusionary law with respect to off-site units, as had been discussed.

Mary said that the Habitat House construction project is waiting for another land use committee meeting.

Rachel passed out a petition to oppose the repeal of the 40B law that will be on the state ballot this fall. We will discuss this at our August meeting, August 9, 2010.

The meeting ended at about 9:15 pm

Betty Salzberg