

DRAFT DRAFT

Minutes Housing Partnership September 13, 2010

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

Kevin Giblin of Brendon Properties and his two associates, Brian Card and Brendon Giblin were present to propose a change to the affordable housing configuration at Wayland Commons. Kevin Giblin suggested that all the 12 affordable units become interior units rather than end units, moving five affordable units. In exchange, Giblin promised to make the features of all 12 affordable units identical to the market-rate units. Giblin would include granite tops, crown moldings, hardwood floors, tile backsplashes, soaking tubs, high-end appliances (stove, refrigerator, dryer) and two-zone heating. The size of the affordable units in aggregate is the same as the market rate units (2300 square feet). Some of the market-rate end units are smaller and some larger. The condo fees for affordable units are smaller than for the market-rate units.

Marty Nichols suggested he would rather have plainer units and use the money difference to buy more affordable units elsewhere in town. Giblin was not enthusiastic about this suggestion.

Dan Brown moved to accept Mr. Giblin's proposal, provided upgrades discussed in the presentation were written in a letter to the town. Mary seconded and the vote was 6 to 1.

Dan moved to approve the minutes of August 9, 2010. A typo was pointed out. Kathy seconded and the vote was unanimous.

Betty reported on the proposed Trust article ironed out in meetings with a number of members of Wayland Neighbors for Responsible Land Use (WN4RLU) (Doran Road neighbors). The latest proposal, put forth that morning by Molly Upton, who attended this housing partnership meeting, required one or two town meeting votes before doing any project which was not a renovation of an existing building. When town land is transferred, there is always a two-thirds vote. In addition, a second two-thirds vote for any project with over 12 bedrooms or over 4 housing units would be required when the land was sold to a developer. A second majority vote would be required when the land was sold if there were 12 or fewer bedrooms and 4 or fewer units. This would even be true for building (not renovating) a single unit. Privately donated land or land bought by the trust would require only one town vote, before the land was sold to a developer.

Upton contended that when two votes were needed, both votes could take place at the same time the town land was transferred. Housing Partnership members did not believe this was likely. Before a developer is chosen and after town land is transferred for housing, a number of details must be worked out. The developer must have a concrete plan

of what is to be done and be assured of permission to work before agreeing to work on the development.

Upton also suggested that the number of 12 bedrooms had already been rejected by other members of the WN4RLU as too large.

It was pointed out that the Housing Authority and also the Housing Associates already had more power than was suggested in the proposed trust article.

Mary Antes also reminded the group that renovation of existing buildings is problematic for financial reasons. It costs quite a lot to bring a building to state standards and she had been told that only properties costing less than \$250,000 and in good shape were considered feasible by state agencies.

Dan Brown moved to reject the proposed housing trust article. Maddie seconded. The vote was 6 for rejecting the article and one abstention.

In consequence, the selectmen will not be putting a trust article in the Fall Town Meeting.

Discussion also took place about the fact that these meetings had only a selectman (Tom Fay), the town administrator, Betty, Charlie Raskin of the Housing Authority and several (usually three) members of WN4RLU. The concept of a trust is a long-lived one and affects the whole town. It was felt that the composition of the meeting was too lopsided towards a small group of people whose chief concern was to prevent a housing development on Doran Road. Betty was told to suggest to Tom Fay and the other selectmen that it would be better to consider a trust article after the Doran Road development had been settled.

There had been a number of small group meetings to discuss the Doran Road project itself as well. The most recent one suggested a new "Clean Slate" feasibility study as the WN4RLU did not trust the Massachusetts Housing Partnership (MHP) to be unbiased towards housing. An estimate of the cost to the town of this new feasibility study is \$70,000. This will be in the Fall Warrant. Betty had commented at a Selectmen's meeting that if there were to be such a second feasibility study, effects of private building as well as affordable housing building on Dudley pond should be considered.

Mary expressed concern that there has been no mention of a wastewater treatment plan in the MHP feasibility study and asked Betty to contact Fred Turkington, Sarkis and Brian Boggia about it. She said she had talked to Brian, but could not get any information about it. Brian had sent Betty a "draft proposal" from HWMoore, the engineering firm, but it seemed not to have this kind of information in it. The email note said only that test pits had been excluded at this stage but are still open for discussion. There has been no communication from Fred or Sarkis to the housing partnership on this subject.

There is no news on the Habitat project.

The latest Housing Production Plan Draft has corrected the errors we pointed out and there is no new discussion.

Rachel wants to set up a forum in town to discuss the ballot initiative to repeal the 40B law. She will contact Tina Brooks and Alana Murphy of DHCD and Tripp Jones, chairman of the Committee against Repealing the Housing Law and a Wayland resident. One possible date is Tuesday, October 12, when we would normally have our October meeting (Monday is a holiday). Mary suggested that the League of Women could help.

Tina Brooks has suggested a topic "Housing and the Economy", not 40B. Housing Partnership felt a more general topic like this should take place after the election.

The meeting ended at about 10:30 pm

Betty Salzberg