

Minutes November 14, 2011 Wayland Housing Partnership

Present: Mary Antes, Rachel Bratt, Dan Brown, Marty Nichols, Betty Salzberg, Maddie Sifantus
The minutes of October 17, 2011 were approved by five votes. Rachel Bratt, who was absent in October, abstained.

Our guest, Rebecca Stannizi (rstanizzi@comcast.net), spoke about the proposed housing at the site of the decommissioned Sudbury/Wayland septage treatment facility on route 20. The septage facility building is jointly owned, but the land is Wayland's. The building is to be demolished.

Since this parcel is isolated, it was hoped that it could be a somewhat self-contained community, with possible common areas. The proposal is to have over 200 small age-restricted rental units there. One fourth would be affordable. Since they are rental units, all units would count for affordable certification by the state. We would then be at or close to the ten percent required by the 40B law. The units might be around 700 to 900 square feet for one-bedroom or 1000 to 1100 for two bedrooms.

One issue is what amenities to offer and whether they would be a la carte, or paid for by all even if not used by all. Another is whether or not to consider some family units.

Rachel suggested that the project not be age-restricted, or at least that some of the units not be age-restricted, so other populations, such as divorced parents, young couples or single parents, for example, might be served. Also, opening up to other populations would make it easier to rent. Part of the decision will depend on market studies, which could clarify demand. Rebecca asked that we send her names of people who have moved out of town to rental units as they aged, for a focus group.

Mary reported on the Habitat House. Three committees are meeting: construction (mainly people in the business), Fund-Raising (Dee Maxted is chair), and community outreach. Mary is collecting names of clergy liaisons and Maddie is working to involve the Wayland religious organizations. The Congregational Church in Weston has asked to join in, although Weston is not in the same Habitat district. This is allowed. The Habitat website already allows for contributions earmarked for the Wayland project.

Rachel reported briefly on DAAC. They have compiled a list of questions for the consultant firm to answer in their final report. This firm has stated that housing would not have a detrimental effect on the environment and could in fact help with runoff issues. Several uses have been mentioned by members---community garden, walking paths, housing, tot playground. Although abutters have been consistent in opposing housing and vocal at the community charrettes, several DAAC members have included housing as an option.

The next Housing Partnership meeting is to be in January. We do not plan a December meeting.