

## WAYLAND HOUSING PARTNERSHIP

Minutes – January 17, 2012

Submitted by Rachel G. Bratt

Approved unanimously – February 13, 2012

Attending: Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Marty Nichols, Betty Salzberg, Maddie Sifantus

Meeting called to order at 7:47

1. Thanks to former chair, Betty Salzberg
2. Discuss goals of WHP- postponed until the following meeting. Rachel asked members to think about the top 1-2 goals that we should emphasize going forward.
3. Mary moved to approve minutes of November 14, 2011; Dan Brown seconded. Unanimous approval.
4. Discuss strategies for attracting new members
  - Rachel said she would contact John Thomas to ask him to resign, since he has not been able to attend meetings.
  - Rachel said she would contact Becky Regan to see if she might be interested.
  - Armaine Roat, from Nike development, might be interested in joining.
  - Maddie indicated that she would like to leave WHP and that she would try to find a replacement from Wayland Clergy Association
  - Rachel said she would contact MaryAnn DiNapoli to make sure that WHP vacancies are on town website of board vacancies.
5. Discuss idea of having a joint meeting with WHA to plan a strategy for creating an affordable housing trust.
  - Mary Antes said she would discuss with WHA.
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6. Report on Habitat House meetings, Mary Antes and Maddie Sifantus
  - Maddie will get the name of a contact person from each congregation and give to Mary
  - Mary reported that there had been a table set up at Russell's and that at the last Habitat meeting 5 new people showed up who had heard about the project at Russell's.
  - Mary talked about a likely fundraising strategy which would involve selling Styrofoam blocks which will be used for the foundation. Each block would sell for \$75 or 2 for \$125. About 750-800 blocks could be sold.
  - Desire for the homes to be as "green" as possible.
  - Groundbreaking is planned for April.
  - Hank Rauch no longer president of Habitat Metrowest/Greater Worcester. Mike Wimby is new president.
7. Update on other development projects
  - Lottery for the 1 unit of affordable housing at Sage Hill to take place during week of Jan. 17.
  - There will be 4 affordable units at Wayland Forrest
  - Construction has begun on apartments at old Kathryn Barton site.

8. Report from DAAC representative, Rachel Bratt.
  - A majority of DAAC members would support:
    - A. A plan that includes some housing (4 units); 6 in favor, 3 opposed.
    - B. A plan that does not include any housing; 7 in favor, 2 opposed.
  - There would be no adverse environmental conditions of a new housing development, assuming it is done appropriately. In fact, there could be some improvements in runoff of stormwater etc.
  - Neighbors acknowledge that there are not environmental concerns with development. They express concern about additional congestion in the area around Dudley Pond.
9. Concern about interior finish of affordable units at Wayland Commons.
  - Marty Nichols will explore what the ZBA told the developer about what would be permissible regarding differences allowed in the units. Question about whether the first buyer paid the same amount as subsequent ones; the homes in the latter had the upgraded interior finish.
10. Rachel Announced that Harvey Montague had requested to meet with WHP to discuss his idea for a housing development on Route 20; he will make a presentation to WHP on Feb. 13, 2012, 8:00-8:30.
11. Other agenda items for next meeting? None
12. Other new business
  - Mary mentioned that a resident may have submitted a warrant article to eliminate CPA. She questioned whether it is on the warrant for spring Town meeting.

Meeting adjourned at 9:22 pm