

WAYLAND HOUSING PARTNERSHIP

Minutes –January 14, 2013

Submitted by Rachel G. Bratt

Unanimously approved March 11, 2013

Attending: Mary Antes, Kathy Boundy, Rachel Bratt, Fred Moser, Betty Salzberg

Meeting called to order at 7:50

1. Mary moved approval of minutes from meeting on November 19, 2012. Kathy seconded. Minutes unanimously approved.
2. We spent a few minutes remembering Dan Brown, who passed away a few weeks ago. Members recalled his wonderful sense of humor, wit, and many thoughtful contributions to our meetings. He will be missed.
3. Rachel noted that she has served as chair for a year and that we need to hold an election. We will do that at our next meeting.
4. Mary provided a brief update about the Habitat project. There was a meeting with the ZBA last month and that hearing was continued until their February 26 meeting. If a decision is made at that time, the soonest that ground-breaking could occur would be late April or early May, making the project at least a full year behind schedule. The ZBA has 40 days to make a decision and then there is a 20 day appeal period. Fund-raising efforts have been proceeding. A year-end appeal raised \$19,000, with \$10,000 of that coming from a local foundation. Mary reported that 30%, or \$213,000 (of a total of \$712,000 needed) is in-hand, as required to proceed with ground-breaking. The Methodist Church is purchasing a whole wall of bricks @ 75/each. It is hoped that work on the houses will take place at least 2 days/week. There is also a possibility of a third day being added, if local contractors are available. Kathy inquired about insurance and liability. No one had a firm answer, but assume that there are waivers that people working on the site will have to sign and/or a Habitat umbrella policy.
5. Rachel noted that the DAAC meeting that had been scheduled for December 10 was cancelled. A meeting took place on January 7, but since it was to only be one hour long, and with no vote being taken, Rachel did not attend, due to other commitments. Apparently, at that meeting Brud Wright from Park and Recreation Commission and Mike Lowery from Surface Water Quality disagreed over whether a further approval from Park-Rec would be needed if land designated for a central septic facility actually gets put to that use. Lowery contends that no further Park-Rec permission should be needed; Wright feels that it should come back to his committee prior to any such project actually getting built. No final meeting of the DAAC has been scheduled.

6. Mary reported that she had heard two additional presentations concerning the Route 20 elderly/family project, consisting of some 216 units. We assume that that committee is preparing an article for spring Town Meeting.
7. Mary also noted that none of the Wayland Forrest units have been sold. In contrast, all of the 48 Wayland Commons units have been sold.
8. We discussed the article in Town Crier about (1/10/13) the re-sale of a Oxbow Road (Nike) unit. Nothing was mentioned about capital appreciation being capped. Article also said that there were no income or asset limits, which does not make sense.
9. Mary spoke to Sarki about the status of the accessory apartments by-law that Mary and Rachel had marked up several years ago, noting some suggested changes had gone to the selectmen several years ago. Sarki reports that the main issue relates to septic concerns. He indicated that he would talk to the Board of Health.
10. We discussed the need for new members; we have 3 open slots. Mary has been talking to John McGah. At Fred's invitation, Rachel and Mary will attend the Clergy Association meeting on Wednesday January 15 to discuss our work.
11. Mary noted that Cochituate Apartments needs a new sprinkler system. She passed around an citizens initiative petition article, in the hope that it will get on the town warrant for spring Town Meeting. Ten signatures are needed. \$1 million is being requested from CPA funds. This article will not proceed unless it is sponsored by the relevant committees: CPA, Historical Commission, and Housing Authority.
12. Next meeting: February 11, 2013, 7:45.
13. Betty moved to adjourn at 8:55; seconded by Kathy.