

## WAYLAND HOUSING PARTNERSHIP

### Minutes –May 13, 2013

Submitted by Rachel G. Bratt

Unanimously approved, June 10, 2013

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

Guests: Pat Harlan, Armine Roat

Meeting called to order at 7:47

1. Members of the committee introduced themselves to our potential new members, Pat Harlan and Armine Roat. Pat is due to meet with the Board of Selectmen, as part of the confirmation process.
2. Mary moved approval of minutes from meeting on March 11, 2013. Marty seconded. Minutes unanimously approved.
3. Betty asked when the permit on the development on route 30 (Kathryn Barton site) would expire. Noone had that information; Sarki or Jay Abelli would know.<sup>1</sup> Rachel indicated that she had had an email communication with Steven LaFerriere, Metro West Collaborative Development, who indicated that he had not yet been able to contact the developer, John O'Connor.
4. Conversation about the articles voted on at Town Meeting concerning the site of the new proposed new DPW facility and the proposed housing development. The funding for the new DPW site and access road was not approved. Voters also failed to produce a 2/3 majority to build the new housing, although it lost by only a narrow margin. Becky Stanizzi, who chairs the Economic Development Committee, has indicated that she plans to arrange tours of elderly housing developments. There was also discussion about the rule that no cell tower can be built within 900 feet of housing. Apparently, the ED committee did not address the issue as straightforwardly as it might have, since the issue is not about building a cell tower near housing, but about building housing within a cell tower district. The essence of the concern, however, is about the proximity between a cell tower and housing. There is also the unresolved question concerning underground methane that would likely need to be remediated before housing could be built.
5. Mary provided an update about the Habitat project. The ZBA has approved the proposal and the hearing period will soon end. Ground-breaking is set for June 29. Mary noted that the project has taken a long time to get the necessary approvals. The land transfer from the town to Habitat took place in 2010. Mary noted that there has been uneven

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<sup>1</sup>In a subsequent phone conversation with Sarki, Rachel learned that there is no expiration of 40B permits; they get renewed automatically.

involvement by the various religious congregations in Wayland. Several have not yet provided any funds. Fred indicated that he would be raising this with members of the Clergy Association. At the moment, construction will likely only take place 2 days/week. At that rate, it will take at least 2 years to complete the project. If additional contractors could be found to participate, the construction could move more quickly, with an additional day/week added. Mary indicated that there may be some conflict between the interests of the Habitat community, which may be to have a long time horizon, in order to stimulate as much local interest and involvement as possible, and the local community, that is interested in getting people into the housing.

6. Rachel noted that the next, and perhaps the last meeting of the Dudley Area Advisory Committee will take place on Monday, May 20. Rachel said that she had provided a number of comments on the report produced by the consultants, Tighe&Bond. The revised report appears to include all these comments, but it is not clear whether the committee will approve the various changes. She expressed continued frustration about the unlikelihood that the final plan recommended by committee members would include any housing on the site. This is particularly disturbing since the argument that the Rivers Edge development would enable the town to reach the 10% affordable housing threshold is even less valid now.
7. Members reported that there have been some sales at the Wayland Forrest development, with the market rate homes selling for over \$700,000. (Subsequently, Rachel learned from Sarki that both affordable homes have been sold.) Rentals of the apartments above the stores at the Town Center have been slow. Brian Boggia, reportedly, did not get enough applicants to hold a lottery. Apparently, the developer does not want to take tenants who have Section 8s (rental vouchers).(Rachel subsequently learned from Sarki that there are various problems with septic disposal concerning the entire site, which are holding up the rental process.) Members lamented what appears to have been a very poor decision to allow the developer to proceed with the affordable housing component of the 12 1-bedroom units above the stores, rather than the 22 units mixed in with market rate condos, on a site somewhat removed from the commercial establishments. It was recalled that the WHP had opposed the change. At the moment, only 45 market rate condos are planned, rather than the original 88 units (total). Rachel wondered whether the town should consider holding a conversation with the developer to utilize the space above the stores for commercial uses, in exchange for a cash payment to be used for off-site affordable housing.
8. Need to follow up with Sarki concerning the accessory apartment by-law. Mary and Rachel had marked it up several years ago, noting some suggested changes that had gone to the selectmen at that time. In a recent email to Rachel, Sarki had indicated that the main issue relates to septic concerns and that he would talk to the Board of Health.
9. Marty moved to adjourn at 9:00; seconded by Kathy.

Next scheduled meetings, June 10, 7:45; (no meeting July); August 12; September 9