

## **WAYLAND HOUSING PARTNERSHIP**

**Minutes – June 14, 2016**

Submitted by Rachel G. Bratt

Attending: Mary Antes, Rachel Bratt, Chris Di Bona, Pat Harlan, Armine Roat,  
Absent: Kathy Boundy, Stephanie May, Marty Nichols, Betty Salzberg,  
Also attending, Jennifer Steel, WHP representative to Municipal Affordable Housing Trust

At 7:50 Rachel called the meeting to order.

Mary moved to approve the minutes of March 15, 2016, as corrected. Chris seconded. Unanimously approved.

Minutes from Joint Housing meeting, May 3 were reviewed and Jennifer offered a clarification. Concerning the agenda for the upcoming Joint Housing meeting on June 21, Mary noted that there was a question about why the full committee (as opposed to the Trust) was going to discuss the house acquisition/buy-down idea that the Trust is considering. Jackie Ducharme is apparently the only person on the trust who favors this option, which other members view as too costly (i.e., too much subsidy needed to make a single home affordable). Brian Boggia will be meeting with the Trust to discuss rental housing options. Jackie has announced her departure from the Trust. Rachel will write to Becky Regan to assess her availability to join this committee.

At the last Joint Housing meeting Susan Weinstein had volunteered to work on the Housing Production Plan and to try to get it ready for submission to the state. It was noted that if money is needed to hire a consultant to complete the work, the CPA may not be too agreeable, since a great deal of money has been committed for the Mainstone Conservation restriction.

Discussed the meeting with developer Steven Zieff concerning plans for a possible 40B development, route 20 (Mahoney's site) that took place on March 29. Mary reported that he subsequently held a meeting with neighbors who were opposed to the new development idea with concerns about the wetlands on the property and increased traffic. It was reported that Sarki feels that the site could accommodate a maximum of 52 units. Steven has a signed Purchase and Sale agreement; he has not done affordable housing before.

Jennifer reported on an informal meeting that took place with Frank Normandin, who represents the owner of the Whole Foods site. He is not in favor of using the area above the stores for affordable housing, due to noise, odors, etc. In addition, there is a need to address the wastewater issue (which is really the top concern, since the current septic field cannot be re-used) and for there to be a Master Plan for the area. It does not seem likely that there could be a variance provided for a coffee shop, for example, because of the increased demands on wastewater discharge capacity. There seems to be an overall delay in the plan, which had involved the new tenant of the Whole Foods site, Fresh Market, moving in on September 16. But Whole Foods does not appear ready to leave by then. Their new store in Sudbury will likely not be completed for some time.

River's Edge second RFP was sent out; a two-week extension has recently been granted. Proposals are due in early July. Mary reported on a recent meeting with Nan about Housing Partnership's role in River's Edge.

Habitat –Mary reported that it is not clear when the second two families will be able to move in to their homes.

Mary commented that the Town Administrator, Nan, and the BOS are responsible for monitoring deed-restricted properties.

Other new business:

Rachel distributed an information sheet about the Mass. Senate passing a new zoning reform bill, that would require cities and towns to set aside land for multifamily housing, by right. The bill will continue to wind its way through the legislative process.

Armine reported that, to the best of her knowledge, a family in a deed-restricted home would have to wait three years before being eligible to move into a larger unit. Mary said she would try to clarify this with Brian.

Next meeting; joint housing groups: Tuesday June 21, 8:00

Next meeting of WHP: to be determined

At 9:05 Pat made a motion to adjourn, seconded by Mary