

West Boylston Affordable Housing Trust
Minutes

Meeting Date:
November 7, 2011

Attendance:

Quorum achieved

Members:

Robert Barrell
Marc Frieden

Patricia Halpin
Steven Quist

Anna Mary Kraemer

Others:

Leon Gaumond

Minutes:

1) Meeting convened at 6:00

2) Review and approve minutes of previous meeting

Motion: "Accept meeting minutes as edited for the meeting held on 10/3

Documents Referenced: "Meeting minutes 10/3/2011"

Deliberation Summary: none

Motion by Anna Mary, second by Bob

In Favor: 5 / Opposed: 0

3) Gaumond Update

- SHI to add 26 units from the Franklin Street project & 9 units from Afra Terrace. The SHI will stop taking credit for 86 units from the proposed Oakdale development. This activity involved a substantial package of documents to be collected and sent to the state that included data, deeds, etc. for Franklin Street and Afra Terrace projects. The town is currently waiting for a response from the state on acceptance.
- Green Communities: When the Green Communities program was announced the town prepared for it by creating a committee, etc. The regulations came out that required a fee to be added to the electric light bill to fund the Green Communities Trust, that would fund projects under the program. This fee was a difficult hurdle for towns with MLP's. The Town of Holden did it and regrets it. We did not do it. The problem is that the Municipality is competing for the funds with all of the other communities. The West Boylston Sustainability Committee is having trouble finding its purpose.
- Communittee Housing Specialist position update: The regional grant program info just came out. The town intends to submit a proposal for the West Boylston, Boylston and Sterling. The position is a 2 years program at about ~\$50k. The goal is to get the proposal submitted in time for a 11/15 meeting with the Lt Gov.
- Municipal Lands update: The BOS municipal lands listening tour got a lot of useful feedback. Based on that info a survey will be put on the WB website to get even more info. The survey will ask what sort of uses people are interested in at different locations. For instance What sort of uses are people interested in at Mixter? Residential? What are people interested in at Tivnan Drive? Affordable housing? Bob added that mixed use is probably more popular than only affordable. Leon decided to change the survey

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to ask if people wanted “residential development” rather than “affordable housing”. The survey will not address the Housing Authority Property. Leon feels it is difficult to describe clearly on the survey.
There will be a free form comments section for other properties and ideas.
The survey will also ask for input on possible uses of the landfill. Bob asked what could be done. Leon responded with a number of ideas that have been built on other landfills like: driving range, Transfer Station, a Shopping Center, a Ball field...

- 4) Discussion of a December 8th meeting or unknown topic. Leon did not know of anything on that date but took the opportunity to bring up the 11/15 Ethics Training Certification and the 11/14 Project Roundtable Meeting for Oakdale Nursing Home’s interest in the Oakdale 40B project property. The owner of the nursing home, Mr Oriol, is interested. A representative from this committee should attend and see what Mr Oriol is thinking about for the property. Marc will go to represent the Hsg Trust and Planning Board and Bob will attend for Board of Health. Leon is trying to get meeting minutes to be taken. There is some concern that the discussion will go the wrong way.
- 5) Orchard Knoll and the water district: Bob discussed installing a master meter for the development rather than individual meters. There may be minimal payback for doing such a thing since 100% of the money to pay the water bill comes from the state. Bob still would like to pursue low flow toilets and will attend the next Housing Authority meeting.
- 6) Consultant Dick Heaton is willing to come to this committee about the possibilities in town with regard to Tivnan Dr, Mixter. Bob says that he will suggest that tax credits for investors is the way to go to get developments in town. Dick Heaton will be invited to the next Trust meeting on 12/5.
Anna Mary says that Fred Mulligan from Cutler Assoc offered to do feasibility studies for projects/sites in town.
- 7) There is a joint meeting with the Housing Authority and Housing Trust on 1/4/12.
- 8) Meeting adjourned 6:50
Motion: “adjoun meeting”
Deliberation Summary: none
Motion by Bob, Second by Anna Mary

In Favor: 5 / Opposed: 0

Signed:



12-6-11