

West Boylston Affordable Trust  
Meeting Minutes  
May 14, 2013

Members present: Robert J. Barrell, Marc Frieden, John Hadley, Patricia Halpin,

Members absent : Anna Mary Kraemer

Also Present Leon A. Gaumond,, Town Administrator, Richard Heaton, Dave Femia and John Benson

Chairperson Halpin called the meeting to order at 6:15 p.m.

The minutes of the March 19 were read and approved by unanimous vote. Mr. Hadley abstain as he was not present at the March 19 meeting.

The housing forum of March 19 was a success and well attended. As a result of the forum the Zoning Board of Appeals may review their operating rules and policies. Mr. Heaton will assist the ZBA with the process. The Director of the West Boylston Housing Authority was especially pleased.

Mr. Heaton prepared a land area analysis for the purposes of the 40B law. Briefly the minimum regulation of the 40B law states that if the land area of a town occupied by low and moderate housing exists on sites more than 1.5 percent of a municipality's land area zoned for residential, commercial or industrial use the municipality may appeal to the Department of Housing and Community Development to be exempted from future low or moderate housing development. Mr. Heaton suggested that West Boylston may be eligible under this provision of the 40B regulations. The process of this appeal to the Department of Communities and Development is unclear.

The Affordable Housing Trust wants to review the possibility that West Boylston may be exempted under the 1.5 minimum regulation and issue a land area position paper stating such. The Trust directed Mr. Heaton to investigate and prepare a draft paper.

Mr. Gaumond reviewed articles 23 and 24 of the town meeting warrant. These articles amend the formula that determines the 10 percent census of affordable housing by counting units permitted but not constructed. Mr. Frieden moved to support the articles. This motion was seconded by Mr. Hadley and unanimously approved. Mr. Gaumond will explain the articles at Town Meeting.

An invoice in the amount of 997.00 for Mr. Heaton services was reviewed. Mr. Barrell moved that this invoice be paid. This motion was seconded by Mr. Frieden and approved by unanimous vote.

Mr. Frieden moved that the Trust in an effort to pay invoices in a timely fashion to authorize the Trust's Chair or designee to execute detailed invoices on behalf of the Trust. This motion was seconded by Mr. Hadley and approved unanimously. and found it legal and satisfactory..

The next meeting is scheduled for June 17, 2013 at 6 p.m.

The meeting adjoured at 8:05

Respectfully submitted

Robert J. Barrell











