

West Boylston Affordable Trust  
Meeting Minutes  
June 17, 2013

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

Members absent : Anna Mary Kraemer

Also Present Leon A. Gaumond, Town Administrator, Richard Heaton

Chairperson Halpin called the meeting to order at 6:08 p.m.

The minutes of the May 14, 2013 were read, corrected and amended. Mr. Hadley moved to approve the amended minutes. This motion was seconded by Mr. Barrell and unanimously approved.

Mr. Heaton is present to review the statutory land area minimum as defined by M.G.L. c.40B. Briefly, his research concludes that West Boylston has achieved a 1.5% land area minimum as defined by M.G.L. c. 40B and the Zoning Board of Appeals may exercise the option to deny 40B applications that are considered inappropriate. West Boylston must have 55.4 acres of SHI Eligible Land Area and actually has 58.9 acres and therefore has achieved the land area minimum of 1.5% as defined in M.G.L. c. 40B. Mr. Heaton explained the calculations used to determine the 1.5% minimum land area. The Affordable Trust accepts this position and seeks the support of the Board of Selectmen, Planning Board and the ZBA .

An invoice dated June 2, 2013 in the amount of in the amount of \$1,181.25 for Mr. Heaton service was reviewed. The invoice includes assistance to the ZBA in crafting their rules and regulations. Mr. Barrell moved that this invoice be paid. This motion was seconded by Mr. Hadley and approved by unanimous vote.

Mr. Heaton commented on the Housing Production Plan His advice was to create the HPP (Housing Production Plan) for the town and not for the Department of Housing and Community Development (DHCD). Although the HHP is not entirely in the form required by DHCD it may be submitted to DHCD with the approval of the Planning Board and the Board of Selectman for their comments.

Mr. Hadley moved that the HHP version dated 05/08/2013 is acceptable to the Trust and be forward for consideration by the appropriate Boards. Mr. Barrell seconded the motion which was approved by unanimous voted.

The next meeting is scheduled for July 10, 2013 at 6 p.m.

The meeting adjourned at 8:15 PM

Respectfully submitted

Robert J. Barrell