

West Boylston Affordable Trust
Meeting Minutes
December 12, 2013

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

Also Present Dave Femia Dick Heaton

Chairperson Halpin called the meeting to order at 6:01 p.m.

The meeting minutes of November 12, 2013 were read, and approved. Ms. Kraemer moved to approve the November, 2013 meeting minutes. This motion was seconded by Mr. Frieden and approved unanimously

Mr. Heaton, the housing specialist, provided an overview of the affordable unit at 16 Heritage Lane. The property was purchased by LISBOA Realty of Marlboro and is ready for resale. A deed rider outlines several options available to the town. including seeking a buyer through the lottery process and the out right purchase of the property. The revised Department of Housing and Community Development formula sets the resale price at \$172,000.00 after a detailed discussion Mr. Frieden suggested that the town not exercise the right of first refusal. offered in the deed rider. Ms. Kraemer seconded the motion. which was approved by unanimous vote..

Mr. Heaton led a discussion of The Village at North Main Street. At this time it unclear the plan the developer has for the property. The comprehensive permit runs with the land, however, it appears that the comprehensive permit has been amended. The permit may allow for rental units or for sale units. Mr. Heaton will review the comprehensive permit and advise.. It was also suggested that an informal meeting be held perhaps on January 8 with the Board of Selectman, the Trust and the ZBA to explore the developer's intentions

The Housing Production Plan has been revised to included three suggested changes offered by the Department of Housing and Community Development...

1. The Department's approval of the HPP does not mean that its agreement 1.5 requirement ha been met.
2. Affordable units to be included in the must meet DHCD requirements.
3. Table 27 was updated that RFPs will be both drafted an issued in the stipulated year.

A discussion of a Conceptual Plan was led by Mr. Heaton. The goal is to create new affordable housing for the senior residents of West Boylston in accordance to the HHP. Participants will meet once a month to establish a wish list of goals that may be used to create a RFP to solicit proposals and select a developer that will finance, design,

construct and operate the facility. The next step is to host a meeting with interested citizens, representatives of the planning board, selectman, housing authority.....

Mr. Heaton shall lead the discussion. The proposed date for this forum is February 11, 2014. at 6: 30.

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Motion to adjourn at 7:30 PM by Mr. Barrell seconded by Mr. Hadley and approve by all.

Respectfully submitted

Robert J. Barrell