

West Boylston Affordable Trust
Meeting Minutes
November 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 6:09 p.m.

The meeting minutes of September 28, 2013 were read, corrected and approved. Ms. Kraemer moved to approve the corrected July 10, 2013 meeting minutes. This motion was seconded by Mr. Frieden and approved unanimously

Mr. Heaton, the housing specialist, has been charged with a review of all the 40 B regulatory agreements and the resulting affordable units. Mr. Heaton provided the Trust with a summary of Afra Terrance. The development approved by the Zoning Board of Appeals in 2005 is nearly completed. A total of 52 units were approved with 13 being considered as affordable. At the present time a number of affordable units are remain unsold. The developer offered the Town \$30,000.00 if he could sell the affordable units as market units. Mr. Femia of the Zoning Board of Appeals advised the Trust that the ZBA is unwilling to amend the permit and found that in fact may be illegal to do so. The pricing of the affordable units increased from \$ 153,600.00 to \$199,000.00. The reason for the increase in the price is unclear. On a motion offered by Mr. Frieden and seconded by Ms. Kraemer to authorize Mr. Heaton to contact the Department of Housing and Community Development on behalf of the Trust in order to investigate the reason for the increased price of the affordable units and to determine if the increased price is correct. The motion was approved by unanimous vote.

Mr. Heaton advised the Trust that there may be confusion on the assessed values of several units at Afra Terrance. Some market units may be assessed as affordable. Mr. Hadley will work with Mr. Heaton and the Assessor's office to review these findings

The Trust is interested in building senior housing, Mr. Heaton provided the Trust with an outline to achieve the goal. The Trust must research, identify and formulate a plan to address the community needs. The first step is to define and refine this goal by inviting community participation. The next step is to establish a working group that may be comprised of members of the local governmental boards for example the members of the Housing Authority, ZBA etc. A letter inviting board members and interested citizens to attend an organizational meeting for the second Monday in January must be developed. This letter may be published in the Banner

The next scheduled meeting is December 10, 2013

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

Respectfully submitted