

West Boylston Affordable Housing Trust
Meeting Minutes
June 10, 2014

Members present: Robert J. Barrell, Marc Frieden, John Hadley and Patrica Halpin
Also present: George Bernadin Dick Heaton, Dave Femia, and Karen Scholwin

Chairperson Patrica Halpin called the meeting to order at 6:07

The meeting minutes of Aril 22, 2014 were read and approved on a motion by Mr. Frieden and seconded by Mr. Hadley. This motion passed by unanimous vote.

Mr. Heaton reviewed the steps necessary to build an affordable housing development. Several town -owned sites were considered. The best option appears to be to partner with the West Boylston Housing Authority. Mr. Heaton stated that several housing authorities (Acton and Northboro) have constructed units recently with creative arrangements. This process is complex and time consuming as it is necessary to work with the Department of Housing and Community Development and the Mass Housing Partnership. Mr. Heaton has examined the property title of the Housing Authority. The Trust authorized by unanimous vote that Mr. Heaton to engage the Department of Housing and Community Development to determine the steps required to develop senior housing on West Boylston Housing Authority property.

Mr. Bernadin is present to advise the Trust regarding the property for sale at 405 Prospect . These 11 acres presently have a deed restriction that allows the town an first option to purchase the property Mr., Bernardin outlined several reasons to procure the land among them open space, access to town water, and the town housing program. Additionally the increase of town land supports the claim that West Boylston has reached the 1.5% land requirement to counter unfriendly 40B projects. The land is reasonably priced at \$167,000.00 . Mr. Bernardind is seeking the support of the Trust to purchase the property.

Mr. Hadley moved that the Trust support efforts by the Town to purchase 405 Prospect Street. This motion was seconded by Mr. Frieden and passed by unanimous consent.

The increased complexity and controversial nature of the 40B project at 94 North Main may require a second legal opinion on this matter. The Trust believes this would be prudent and reasonable use of town funds.

The next Trust meeting is August 12, 2014

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Respectfully submitted

Robert J. Barrell

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