

West Boylston Affordable Trust
Meeting Minutes
January 21, 2014

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

Also Present Dick Heaton

,
Chairperson Halpin called the meeting to order at 6:05

The meeting minutes of December were not available.

The Trust requested Mr. Heaton to provide an overview of the 40B development presently called the Village at North Main. Mr. Heaton has reviewed the Zoning Board decision and subsequent review by the Department of Housing and Community Development regarding the comprehensive permit. Mr. Heaton cautioned Trust members that the Town doesn't need to immediately issue a building permit in part because the Building Inspector has to review the plans which appear to be incomplete and the developer must be approved by the Department of Housing and Community Development. While the impact this project will clearly effect the town's infrastructure i.e. water, sewer and the schools the Trust is also concerned that the project be a quality, affordable and attractive housing development. and meet the needs of the community. Mr. Heaton suggested that the Board of Selectmen request Town Counsel to review the decision issued by the Department of Housing and Community Development before a building permit is issued. Perhaps a conditional permit may be issued. Mr. Heaton is to generate a letter to the Select Board citing possible reasons for delaying issuing the permit.

Mr. Barrell reported on the roundtable of January 9, 2014 on the Village at North Main. At the roundtable most town departments were represented and it was clear from the discussion that this project may have an enormous impact on the Town. This comprehensive permit is nearly ten years old and infrastructure upgrades are costs that must be born by the Town. Each town department has serious concerns. The Building Inspector is concerned that the engineering plans may be inadequate and the Town interests will not be represented. The Water District stated that the fees for connection may be absorbed by the District. Sewer capacity may be a problem. Certainly this project must be carefully monitored to assure decent and safe housing.

The Affordable Housing Trust wishes to engage the people of the town to open a discussion of the housing needs particularly the needs of seniors. It was decided that a e forum led by Mr. Heaton would be useful. Mrs. Halpin will check on the availability of meeting rooms and announce date. time and place.

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

Respectfully submitted

Robert J. Barrell