

Members present: John Hadley
 Michael Kittredge Kevin M. McCormick

Others present: Leon Gaumond, Richard Heaton

The meeting was called to order at 7:04 by Mr. McCormick with members of the Planning Board, ZBA and Affordable Housing Trust.

Pat Halpin introduced members of the Affordable Housing Trust in attendance, Mr. McCormick introduced members of the Board of Selectmen and Mark Frieden introduced members of the Planning Board in attendance.

Ms. Halpin said we wish to be in charge of our own destiny on the subject of affordable housing development in our town and that said development would meet the stated needs of the community. Tonight's meeting will discuss two things which will help the Town meet its needs in a manner acceptable to the community at large. Mr. Vignaly will present a draft Housing Production plan to the town and Mr. Heaton, the Town's Community Housing Specialist, will present a position statement on an exemption to the state's 40B law governing development of affordable housing in Massachusetts. Ms. Halpin hopes that the Planning Board and Board of Selectmen will accept the Housing Production Plan and submit it to DHCD for approval. She also hopes that the Boards will accept the recommendation on a 40b exemption and defend it if ever challenged.

Mr. Vignaly began a presentation on the draft Housing Production Plan. He wished to include 2010 housing data from the 2010 federal census. It is a nearly 40 page document and suggests that the town has some housing needs for those with various income levels, including affordable housing needs. The plan looks at the needs of the Town and tries to identify what types of housing is needed to meet these needs. The plan speaks to properties that the Town owns or controls that could be developed as housing. Some examples include the housing authority property, Mixer property, Sterling Street property and possibly others. The plan addresses possible courses of action to meet our needs. This would help preserve existing units as well. Also the plan could help the community build local capacity to promote affordable housing strategies through the CPA program. Also they are hoping to partner with local developers through an RFR process for the reuse of these town lands. Mr. Frieden mentioned there was lots of good data in this plan and is useful to the Town.

Mr. Heaton said a community would use a Housing Production Plan to give the community more flexibility in dealing with requests for waivers from local regulations. A Housing Production plan approved by DHCD would give the Town a 1-year safe harbor from hostile developments. In order to maintain the safe harbor, the Town would need to develop roughly 14 units of affordable housing a year. Only about 30 communities have an approved Housing Production Plan in Massachusetts.

Mr. Vignaly mentioned that CMRPC also reviewed the plan and believes it will be approved by DHCD without substantial amendment. Mr. Heaton agreed as well.

Mr Heaton began speaking about an exemption under 40B which he believes the Town now qualifies for. The Town is not likely to meet other legal exemptions to 40B such as achieving 10% benchmark. Another option would be to get an approved Housing Production Plan however that would only get us

a 1 year exemption. There is a third option which grants an exemption under 40B if the land area of the Town dedicated to affordable housing is dedicated to affordable housing needs. There are only 3 communities who have claimed to meet this exemption and West Boylston can be the 4th. By claiming this exemption, the ZBA could choose to deny 40b projects if they determine the project to be against the needs of the community. Mr. Heaton explained what happens when a developer presents a proposal to the Town. He reiterated that if the Selectmen agree, then they should also agree to defend the proposal to any appeals made to the declaration.

Mr. Hadley moved to accept the draft Housing Production Plan as further amended by the Affordable Housing Trust. Seconded by Mr. Kittredge. No further discussion, all in favor.

Mr. Hadley moved to approve the stated position of the Community Housing Specialist on achieving a 40B exemption based upon the 1.5% land mass exemption and may defend the position if appealed. Seconded by Mr. Kittredge. All in favor.

At this point all other boards and committees excused themselves and the Selectmen continued with their meeting.

Mr. Hadley updated the Board of Selectmen on the purchase of 140 Worcester Street. Mr. Hadley, as Chairman of the Facilities Implementation & Strategic Planning Committee brought forward a draft conditional offer to purchase this building for municipal offices. Mr. Hadley moved to accept the recommendation of the FISP Committee and to authorize the Selectmen to sign a conditional offer to purchase the building. Seconded by Mr. Kittredge. All in favor. Mr. Gaumond agreed to send the offer to the property representatives.

Mr. Hadley moved to schedule a Special Town Meeting for September 9, 2013 at 7:00 p.m. at the Middle/High School. Seconded by Mr. Kittredge. All in favor.

Mr. Hadley moved to call a Special Election for the following ballot question - Shall the Town of West Boylston be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to purchase a parcel of land with the building thereon located at 140 Worcester Street for use as Town offices, and to rehabilitate, improve, furnish, and equip said land and building for such use, and all costs incidental and related thereto, seconded by Mr. Kittredge, all in favor. Mr. Gaumond will inform the Town Clerk and she will coordinate the particulars for the election.

Mr. Kittredge asked about the needed improvements on Worcester Street. Mr. Gaumond mentioned that the transportation Committee will be bringing recommendations to use Chapter 90 funds at their next meeting on July 17th and the improvements to Worcester Street are included in these recommendations. Mr. Kittredge was satisfied with the response.

With no further business to come before the Board, motion Mr. Hadley at 7:55 p.m. to adjourn, seconded by Mr. Kittredge, all in favor.

Respectfully submitted,

Approved: August 7, 2013

Leon A. Gaumond, Jr., Town Administrator

Kevin M. McCormick, Chairman

John Hadley, Selectman

Michael Kittredge, Selectman