

**WAYLAND HOUSING PARTNERSHIP**  
**Minutes – September 8, 2020**  
Submitted by Katherine Provost

Attending: Mary Antes, Joanne Barnett, Kathy Boundy, Rachel Bratt, David O’Leary, Katherine Provost, Daria Tucker, Robi Zallen

Others: Cherry Karlson, Board of Selectmen

Zoom meeting called to order at 4:00 pm

- 1) David moved to approve minutes of February 25, 2020. Seconded by Robi. Unanimous approval.
- 2) Unanimously approved 2020 annual report, with corrections. Motion to approve by Rachel. Seconded by Joanne. Katherine will submit the report to Teri Hegarty, Town of Wayland.
- 3) Updates on various projects, as available. Many projects on hold, including Launcher Way, St. Ann’s, Peace Lutheran, Cascade (Mahoney’s site) and Windsor Place (School Street), as Covid-19 pandemic has halted most activities.  
12 Hammond Road: The Local Initiative Program application, for 12 Hammond Road to be counted in Wayland’s Subsidized Housing Inventory, is expected to be submitted soon to Department of Housing and Community Development for approval. This is a new construction, three-bedroom unit.  
River’s Edge: a vote will be held at Town Meeting on September 12, 2020 (Special Town Meeting Article 1) to seek approval for granting an easement over the transfer station access road. Rachel asked whether any environmental concerns are still outstanding. Mary said that asbestos had been found and remediated, and Cherry said the purchaser had completed due diligence on the site and found no outstanding concerns. Cherry did note, however, that a shooting range was formerly on the site, and that lead from bullets may be found going forward. Cherry added that the easement had been anticipated since the outset of the development. Mary encouraged members to attend Town Meeting and vote for approval of the easement, since the development of River’s Edge will significantly increase affordable rental housing in Wayland. Cherry noted that the additional units will bring the town’s Subsidized Housing Inventory much closer to the 10% threshold, and in line with surrounding communities. Katherine inquired about the timing of the development if the easement is approved. Cherry said the expectation is that the building permit application would be submitted by end of September/early October, and that closing on the land would occur in early 2021. Buildings are expected to open in phases, with the first one available for occupancy in 2022. [Note: This article was approved at Special Town Meeting on Sept. 12, enabling River’s Edge to proceed.]
- 4) Wayland’s Housing Production Plan (“HPP”) expires September 19, 2021. Article 14 of the Town Warrant, to be discussed at Town Meeting on September 12, 2020, requests funding from the Community Preservation Fund’s Uncommitted Fund to pay for a housing consultant to update Wayland’s HPP. Mary encouraged members to vote in favor of the Article. She also noted that Elizabeth Doucette has retired, and that Wayland does not currently have a staff person to focus on the HPP. Given time constraints, this discussion was tabled until WHP’s next meeting. [Note: This article was approved at Town Meeting on Sept. 12, authorizing the requested funds.]
- 5) Next meeting: September 29<sup>th</sup> at 4:00 pm – virtual.
- 6) At 4:45 pm, David motioned to adjourn, seconded by Joanne.