

WAYLAND HOUSING PARTNERSHIP

Minutes – June 5, 2018

Submitted by Rachel Bratt

Unanimously approved July 10, 2018

Attending: Kathy Boundy, Rachel Bratt, Chris DiBona, David O’Leary, Katherine Provost

Meeting called to order at 7:30.

1. Members introduced themselves to guests in attendance: Brian Boggia, WHA; Brian O’Herlihy and Mike Staiti, Municipal Affordable Housing Trust Fund Board members.
2. Discussed the town’s applications to DHCD for the existing home and one new home (to be built) at 11 Hammond Road, to be included on the state’s Subsidized Housing Inventory. Rachel gave a brief background to the project and Brian B., Brian H. and Mike added details. Mike noted that the site could accommodate the construction of two additional units. However, following the long process that resulted in the CVS being built and concerns of abutters, particularly the next door neighbor, the Trust decided to only build a single new unit. Trust members also had concerns about parking and snow removal if two additional units were built. In addition, the process to develop two additional units is more cumbersome, since Planning Board and BOS approval would have been needed. One additional unit only requires ZBA approval. Given the purchase price of the parcel being \$390,000, plus septic and other costs, and new construction of about \$210,00, the cost of each of the 2 homes will be about \$320,000 (or somewhat more, but still a very reasonable price for a home in Wayland). It was also noted that there will not be “local preference” for the existing unit, but perhaps for the new unit to be constructed.
3. Motion was made by Katherine: “To authorize the chair to approve and execute the final application to DHCD for Local Action Unit status for the existing house at 11 Hammond Road, including any substantive amendments that may be made to the draft.” Seconded by Chris. Unanimous approval.
4. Motion was made by Kathy: “To authorize the chair to approve and execute the final application to DHCD for Local Action Unit status for the new house to be built at 11 Hammond Road, including any substantive amendments that may be made to the draft.” Seconded by David. Unanimous approval.
5. Rachel then signed the two applications to DHCD.
6. Unanimously approved minutes from April 24, 2018 meeting. Motion to approve by David; seconded by Kathy.

7. Rachel announced that there will be a meeting on Tuesday, June 12 at the home of the abutter to the Trinitarian property, Barbara Buell. Rachel cannot attend. David will try to go. He noted that the minister of the Trinitarian church is not a member of the Wayland Interfaith Leadership Association.
8. Katherine noted that the three homes at the Covered Bridge development are being marketed.
9. Rachel mentioned that the process of the army disposing of the homes on Launcher Way has been put on hold. The town would like to figure out a way to acquire the units for affordable housing.
10. Next meeting will be: July 10 @ 7:30. Major topic will be a continuation of the discussion on the accessory apartment by-law.

At 8:25, Chris motioned to adjourn, seconded by David.