

WAYLAND HOUSING PARTNERSHIP

Minutes – April 24, 2018

Submitted by Rachel Bratt

Unanimously approved June 5, 2018

Attending: Mary Antes, Joanne Barnett, Kathy Boundy, Rachel Bratt, Chris DiBona, David O'Leary, Katherine Provost

Meeting called to order at 7:35.

1. We introduced ourselves to our new member, Father David O'Leary, representing the Wayland Interfaith Leadership Organization
2. Unanimously approved minutes, as amended, from February 27, 2018 meeting. Motion to approve by Mary; seconded by Joanne.
3. Gretchen Dresens, a resident from Main St. was present to hear any discussion about 11 Hammond St., so we took that item out of order. This was simply an update on the Housing Trust's ideas for that parcel. The septic system, which would accommodate up to 8 bedrooms (e.g., either 2 or 3 units) is nearing completion. The BOS waived the permitting fees for this part of the project (only). It was announced that the Housing Trust would be discussing the issue at their meeting on May 2. No further updates.
4. Rachel presented the rationale for revising the accessory apartment by-law: to make it more user-friendly and because the existing by-law has not been used. The WHP would like the by-law to better meet needs of residents to use their homes in creative ways to create new, small units for rental or for family members' uses. Kathy voiced concerns about possible unintended consequences of the proposed revisions. Are they overly prescriptive? Would the changes raise questions about what does/does not comprise a family? Should we be thinking more creatively about how apartments could be created, in addition to additions or within the existing primary home (e.g., over a garage, or by adapting an existing out-building)? Also, by removing the affordable housing component, would the affordable housing mission of the WHP and of the Town be undermined? We will continue the discussion at our next meeting.
5. Both 40B projects (Windsor Pl, 40 School St., and Mahoney's, Cascade) are continuing to be discussed by various town boards. The developers still need to submit key documentation (e.g., water studies).
6. The 3 affordable units, on-site at the Covered Bridge development are finally being sold. The lottery is scheduled.

7. Gretchen Schuler will talk to the abutter to the Trinitarian church property about a possible solution for saving the parish house, the church-owned building closest to route 20.
8. The site visit by the Army to the Launcher Way property will take place on May 14.
9. Next meeting will be Tues, June 5 at 7:30.

At 9:05, Chris motioned to adjourn, seconded by Joanne.