

**Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – March 7, 2018**

Attendance: Mary Antes; Stephen Greenbaum; Mike Staiti (arrived at 7:42 PM); Brian O’Herlihy; and Susan Weinstein.

Absent: Bob Duffy

Others in attendance: None.

Open Meeting: M. Antes called the meeting to order at 7:30 PM at the Wayland Town Building. B. O’Herlihy agreed to keep the minutes.

Public Comment: None.

Previous Minutes: February 7, 2018.

Materials Discussed/Distributed: MAHTF financial statements (unaudited) as of February 28, 2018.

Notes:

- 1) No public comment.
- 2) The Trustees reviewed the draft minutes for the meeting held on February 7, 2018. B. O’Herlihy proposed a number of edits. S. Weinstein moved approval of the minutes, as amended. S. Greenbaum seconded. Motion approved 4-0.

B. O’Herlihy agreed to provide a copy of the edited minutes to B. Duffy for posting on the Town’s website.
- 3) B. O’Herlihy provided report of Treasurer which included a review of the MAHTF financial statements (unaudited) as of February 28, 2018. S. Weinstein moved approval of the Treasurer’s report. S. Greenbaum seconded. Motion approved 4-0.
- 4) The Trustees agreed to defer discussion of 11 Hammond Road until M. Staiti arrived.
- 5) M. Antes noted that the Town had been notified that the Federally-owned property on Launcher Way, which contains 12 small, single family houses and 5.6 acres of land, was being processed for a public sale.

B. O’Herlihy noted that M. Staiti would not be participating in this discussion since his development company was considering pursuing this opportunity.

B. O’Herlihy noted that the Army Corp of Engineers had scheduled a public forum on March 13, 2018 at 9:00 AM at the Command of U.S. Army Garrison Natick Soldier's Support Center (Natick SSC) in Natick, MA. The meeting is for the general public, interested parties, and potential bidders to obtain specific information on this parcel (and two other parcels in surrounding communities), existing improvements, bid submittal

process, other land and facilities information and process for inspecting the properties and buildings.

B. O’Herlihy noted that the disposition was being governed by a Federal law enacted in December 2016 which encourages the disposition of surplus Federal property for the highest price possible and without offering such property to local communities on a negotiated basis as was done with the former Nike site. While there appears to be a requirement that HUD be given an opportunity to take control of the property for use in addressing homeless individuals, it doesn’t appear this would cover individuals who otherwise qualify for renting or owning affordable housing in Town, but are not considered homeless.

The Town Planner is planning to reach out to the Town’s legislators to see if there is any possibility of deferring the sale of this property until the Town has an opportunity to negotiate with the Army Corp of Engineers. B. O’Herlihy noted that given new law, this was unlikely.

M. Antes and B. O’Herlihy planned to attend the March 13th information meeting and this opportunity will be discussed at the next meeting.

- 6) M. Staiti and B. O’Herlihy provided the Trustees with the following update of activities related to the MAHTF’s ownership of the house at 11 Hammond Road and potential development of additional unit(s):
 - a) The contract for the installation of the septic system has been executed with work scheduled to begin around April 1, 2018. Installation should take approximately one week to complete.
 - b) The removal of asbestos tile in second floor bathroom is scheduled to be removed on March 22, 2018. A small amount of asbestos pipe insulation will be removed from crawl space in second floor bedroom and crawl space entry doors will be secured by carpenter to ensure that area is not accessed by future occupants of property as remaining intact asbestos pipe insulation will remain. Lead paint removal needs to be scheduled. B. O’Herlihy is in process of finalizing a contract with carpenter and work is expected to begin after septic has been installed.
 - c) B. O’Herlihy met with the Housing Partnership on February 27, 2018 to review feasibility plan for proposed duplex. A site visit has been scheduled for March 10, 2018 at 10:00 AM. M. Staiti will attend the site visit. B. O’Herlihy reported that there seemed to be support for the proposed project, although the members heard opposition from a number of neighbors who live on King Street and Mitchell Street.
 - d) B. O’Herlihy noted he had a follow up conversation with the owner of 9 Hammond Road who expressed concern about the Trust’s proposal to build a duplex. He said he would be more comfortable with a single additional unit.
 - e) M. Staiti discussed revised feasibility plan for a single, three-bedroom modular home and noted it would improve parking, access and egress and would not require construction over the new septic tank (and, therefore, no change to design of tank).

A single unit would address the concerns expressed by owner of 9 Hammond Road and might also allay some of the concerns expressed by other neighbors in the area.

- f) B. O’Herlihy, M. Staiti and M. Antes met with Land Use Committee on March 6, 2018 to discuss proposal for both duplex and single, three-bedroom unit. No significant issues were raised by the Town staff.
- g) M. Staiti noted he had presented feasibility plan to Fire Chief prior to Land Use Committee meeting and he didn’t express any issues or concerns.
- 7) M. Staiti agreed to begin work on the application and related documentation needed to in order to secure approval of a 40B comprehensive permit from the ZBA.
- 8) M. Antes agreed to make the motion on Article 29, i.e., the Prevailing Wage article, at upcoming Annual Town Meeting and B. O’Herlihy agreed to provide comments (assuming this article comes up on April 9th as he may not be able to attend on April 5th).
- 9) Due to inclement weather, the Trustees agreed to defer discussion of the remaining three items on the agenda to the next meeting.
- 10) The Trustees tentatively set the next meeting for Wednesday, April 4, 2018 at 7:30 P.M. at the Wayland Town Building. M. Antes noted that this date falls between scheduled sessions of Annual Town Meeting. M. Antes will determine if a Trust meeting is necessary and, if needed, she will post the meeting and notify Trustees.

Adjourn: S. Weinstein moved to adjourn the meeting at 8:45 P.M. S. Greenbaum seconded. Motion approved 5-0.

Respectfully submitted,

Brian T. O’Herlihy