

WAYLAND HOUSING PARTNERSHIP
Minutes – March 12, 2019
Submitted by Rachel Bratt
Unanimously approved April 16, 2019

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

Meeting called to order at 7:30

1. Unanimously approved minutes from January 15, 2019 meeting. Motion to approve by Joanne; seconded by Kathryn.
2. Rachel noted that we will have a new member, Robi Zellen, who has been appointed by the Board of Selectmen. Several members know her and were very pleased with the announcement.
3. Kathryn reported on the fair housing workshop that she had attended in Bedford, sponsored by the RHSO: *Fair Housing for Realtors, Property Owners and Property Managers*. She pointed out some of the differences between the federal and Massachusetts statutes. The latter protects voucher holders against discrimination based on age; the federal law does not. A landlord in this state also cannot refuse to de-lead a property.
4. Concerning the RHSO, there is an article before TM for \$15,000 in housing consulting services. But this is not for membership in the RHSO. It will be up to Beth Doucette, Assistant Town Administrator who works on housing issues, to figure out how to use this funding. Ideally, the Town should have a ½ time housing planner on staff.
5. Concerning the accessory apartment by-law issue, Rachel spoke to a state official who said that there is no plan to draft a model by-law. The state is, however, considering new legislation that would allow zoning by-laws related to affordable housing to be approved with a simple majority, rather than a 2/3 majority, which is the current requirement. There is, apparently, a Boston pilot program to encourage “additional housing.” We continue to be interested in revising our by-law so that it can be more widely and easily used. Chris volunteered to help put together a 1-2 page outline of the issues – problems with prior by-law and some of the issues we have discussed. Kathy, Kathryn and David offered to assist. The plan is to set up a meeting with the Planning Board to discuss.
6. Project Updates:
 - *Trinitarian – the parsonage will be demolished. There has been quite a bit of discussion about moving the front portion of the Ewing building onto land owned by the abutters (Buell/Langner). However, the first estimate of the cost of moving, plus foundation and utilities is about \$320,000. Since it is a historic structure, CPA funds could be used. Kathy wondered whether some kind of land swap with the Town could be arranged. Rachel said she would contact Sarki to discuss.
 - *School St.— The application was denied by the Conservation Commission; the state is reviewing the case.

*Cascade – ZBA approved the permit with lots of conditions. The developer is reportedly very unhappy with the list and views them as an “unfair” burden. The case is in mediation.

*River’s Edge – Project is moving forward.

*Mary reported that the Trust is moving ahead with an application to build a new 1-BR unit at the Hammond St. property.

Launcher Way – has been put out to bid. It is not clear whether the Town’s new by-law passed by Town Meeting will impact the ability of the federal government to sell to the highest bidder.

7. Setting up a meeting with Louise, new Town Administrator, is postponed for the moment.
8. Next meeting: April 16 @ 7:30; also, May 21 and July 9.
9. At 8:45, Joanne motioned to adjourn, seconded by Chris.