

WAYLAND HOUSING PARTNERSHIP

Minutes – August 9, 2023

Submitted by James Grumbach

Attending: Mary Antes, Kathleen Boundy, Rachel Bratt, James Grumbach, Candace Hetzner, Jeff Johnson, Katherine Provost

Others in attendance: Jacqueline Espiritusanto-Vega

Virtual meeting called to order at 4:00 pm. Roll call attendance.

1. Minutes: Jim moved to approve the July 11, 2023 minutes with minor edits. Kathleen seconded. Roll call vote to approve, unanimous.
2. Project Updates:
 - **Foreclosure Process.** The potential conversation with Lily Marasco was postponed until a later date.
 - **St. Ann's (124 Cochituate Road).** Jim reported that the project had been confirmed by the ZBA; the vote was unanimous. The Board commended the applicant for its presentation, noting that the applicant had recognized the concerns of the abutters and had accommodated these concerns in a reasonable fashion. Specifically, the planting of trees, the step-down from 3 stories to 2, the reconfiguration of the "U" shape of the building to create a rear courtyard and less massing in the rear adjacent to the abutters, and the masking of the rooftop HVAC equipment below and behind the roof line, will all help to minimize the impacts on neighbors. The project will promote affordable housing through the sheer number of new units that will be produced and by making these units more deeply affordable (to households earning as low as 30-50% of area median income), than the Town's other 40B projects (which typically cannot accommodate households below 80% of area median income). The applicant revised its plan several times to reduce paved surfaces and increase the setback from wetlands. The cross-walk issue was left unresolved until a later day, with competing concerns of public safety and access for the residents of 124 Cochituate Road and Green Ways, directly across Rt. 27, with traffic lights and cross walks a short distance away at the intersection of Old Connecticut Path and Rt. 27.
 - **Mahoney's (115 Boston Post Road).** Mary checked again on the status and there is nothing new to report.
 - **School Street.** Mary checked again on the status and there is nothing new to report.
 - **Mill Creek.** Jim reported that the applicant had sought a continuance and the Board had denied the continuance. There is a jurisdictional issue, as the applicant has not obtained a project eligibility letter. At this point, with the denial of the continuance and the absence of a project eligibility letter, the current application may no longer be viable.
3. Letter Recommending Local Monitoring Agents: More work must be done to compile the names of all the agents. There was discussion of a more complete showing to the other boards to demonstrate the specific failings of a couple of far-away monitoring agents, and the costs to the Town in terms of lost rent, etc., to demonstrate the importance of the future selection of local monitoring agents who the Town can hold more accountable.
4. Accessory Dwelling Units Bylaw: There was discussion about the importance of ADUs and some of the concerns raised by different board members, both recent and more historic. This matter requires further thought and we need to find the proper focus for WHP.
5. Next meeting set for September 20 at 7 pm.
6. Adjournment. At 5:00 pm, Rachel moved to adjourn the meeting. Kathleen seconded. Roll call vote, unanimous.