

WAYLAND HOUSING PARTNERSHIP
DRAFT Minutes – November 29, 2023
Submitted by Rachel Bratt

Attending: Mary Antes, Kathleen Boundy, Rachel Bratt, Candace Hetzner

Others attending: Jackie Espiritusanto-Vega

Virtual meeting called to order at 7:03 pm. Roll call attendance.

1. **Minutes:** October 25, 2023 minutes will be discussed at the next meeting.
2. Jackie is not yet a member of the Housing Partnership. Her candidacy was discussed at the Select Board meeting on November 29 and we are assuming approval.
3. **Project Updates:**
 - **St. Ann's (124 Cochituate Road).** No further updates.
 - **Mahoney's (115 Boston Post Road).** No further updates.
 - **School Street.** No further updates.
 - **Launcher Way.** Jim has done a great deal of work exploring the issue of whether the developer had the right to convert the garages to living spaces. The various legal issues are before the ZBA and the Planning Board. Jim will continue to monitor.
4. Mary reported about progress on the Hammond Road property. The Trust had received a bid from a developer indicating that it would cost \$1 million to construct a unit. This was not approved by the Trust. Habitat for Humanity or another nonprofit is being looked to as a preferred way to proceed. The Worcester branch of Habitat (the same group that developed the Stonebridge units) has indicated that they can build a 3-bedroom house for \$400,000. The Trust plans to advance this money as a loan and that upon the sale of the home, for approximately \$240,000, that amount will be re-paid to the Trust. The Trust's net outlay for the project would then be \$160,000.
5. **Supportive Housing.** At the WHP's October meeting we agreed to send a letter to Town Manager Michael McCall and Town Planner Robert Hummel recommending that a portion of the Town's contract with RHSO be earmarked for locating a suitable site for a supportive housing development. This was done and RHSO's response was that the Town's funding does not cover this additional work and that additional funds would have to be provided. There is an ad hoc "Affordable Housing Group," led by Town Planner Robert Hummel. The group includes representatives from the Regional Housing Services Office ("RHSO"), Wayland Housing Authority, Wayland Housing Partnership, and Municipal Affordable Housing Trust. Liz Rust is drafting a memo in support of the Town developing a supportive housing facility, which will be sent to the Select Board.
6. **212 Cochituate Road.** This is a foreclosed 4-acre property that owes considerable back taxes to the Town. The property has been transferred to the Select Board. When Mike Jaillet was working for the Town, he put together a plan for this parcel that would include a shared living home. The hope is that this will be implemented. Upon completion, it is assumed that the back taxes would be paid.
7. **Meeting with Win Mallett.** The Mendlers of Shaw Drive are continuing to explore ways to develop their property to benefit as many people as possible and have been in touch with the Win Mallett. Win would like to show WHP members how they would anticipate building the project, using foam blocks. The next WHP meeting will be with Win on December 11 at 6:00 to discuss their ideas.

8. **Meeting on MBTA Communities:** Mary reports that Becky Stanizzi is concerned about the Town's proposal to use some of the Mainstone property to satisfy the state's requirements under the new MBTA Communities law. She and others feel that this land does not meet the state's requirements and, moreover, it is not owned by the Town and it is far from certain that the residents of the Mainstone developments would be in favor of increasing the density in their neighborhood. Several boards will be meeting at 7:00 on December 11 at 7:00.
9. There is a possibility that there will be two articles before Town Meeting. One would relate to the group home proposal discussed above and the second would relate to Shaw Road project, also discussed above.
10. **Accessory Dwelling Units.** Kathy has reviewed the proposed state legislation and reports that Governor Maura Healey's bill is the most progressive and permissive, with relatively few requirements to create an ADU. If this becomes law, then the Town would need to modify our by-law so that it conforms to the state statute. As a result, members felt that we should postpone any further conversation about revisions to our by-law until the state policy is finalized and hopefully signed into law. The bill does not, however, include any funding to assist owners to create ADUs.
11. **Housing Summit.** Further discussion postponed for the moment.
12. **Next Meeting.** The next meeting will be held on Monday December 11 at 6:00. The subsequent meeting will be on Wednesday, January 10, 2024 at 7:00 pm.
13. **Topics Not Reasonably Anticipated:** We discussed the possibility of having hybrid meetings (zoom and in-person) or occasional in-person meetings. Mary will explore the technical challenges of having hybrid meetings.
14. **Adjournment.** At 7:54 pm, Rachel motioned to adjourn the meeting. Candace seconded. Roll call vote.