

# Boxborough Housing Board

## Minutes

Thursday April 14, 2022  
Town Hall, Boxborough, MA 01719

**Housing Board Members Present:** Al Murphy, Chair, Ron Vogel, Dolores Fromer, Korinne Stephens, Jessi Robinson and Diane Friedman (Scribe)

**Invited Guests:** Becky Neville, Finance Committee, Cindy Markowitz, Planning Board

Meeting called to order at 7:35 PM

### I. Information

- A. Simon Carson, Town Planner, has written a letter to DHCD on the draft MBTA community's plan. He has identified a number of problems, including the fact that no buildable land in Boxborough is close to a train station.

### II Minutes

- A. Minutes of the March 10<sup>th</sup>, 2022, meeting: Ron Vogel made a motion, Korinne seconded, All members voted to approve.

### III. Old Business

- B. BRAP Rental Assistance Program:(BRAP): Wendy (Rose's assistant) has done what she can without a Community Services Coordinator. Al Murphy reported there was a round of candidates for the CSC position, and two proved promising. A person was offered the position and declined stating that the salary offered was too low. Becky Neville stated the position is 25 hours a week paying \$28,000- \$39,000 a year. Al Murphy mentioned the possibility of asking for more hours for Wendy.
- C. Findings of the subcommittee on the valuation of the Stow Road Property. Al Murphy stated the Building Committee is now working on Request for Qualifications to verify the requirements for a Public Safety Facility. K&P stated what paid by the Boxborough Housing Trust, inflation and resale valuations should be considered in reevaluating the value of the Stow Road property in a sale to the town by The Housing Trust. Technical specifics for evaluation are still valid. Jessie Robinson stated yes, the subcommittee's discussion regarding future sale price should include what K&P delineated. Becky Neville stated the Housing Board and the Housing Trust should find a figure for the Town to pay.

### IV. New Business

- A. Water quality at Boxborough Meadows: Korinne Stephens stated that uranium levels in their water are above the limit. Al Murphy made a motion, Ron Vogel seconded the motion, and the vote was unanimous provide \$1,500 to test the water in the all the affordable units in Boxborough Meadows. Ron Vogel will go to Nashoba Analytics to get the test kits. Al Murphy will draft a memo to Les Fox, Selectperson
- B. New Construction at 984-986 MA Ave. Larry White wants to build 6 units with living space similar to the Enclave, less amenities, and a more moderate price. The Housing Board provided feedback on whether the proposed housing constituted "moderately priced" housing.
- C. Home Equity Loan for an affordable home: Al Murphy said a loan for deck improvements will be approved if it conforms to Housing Board policy on refinancing and loans. Korinne agreed to ask the bank for loan details to verify this. Ron Vogel agreed.

### IV. Adjourn BHB Meeting

- A. After a motion to adjourn, the Meeting ended at 9:05 PM

### List of Documents/ Exhibits used:

1. Agenda of 4/14/2022
2. Draft Minutes of 3/10/2022