

Boxborough Housing Board Meeting  
Minutes, Nov. 18, 2021  
(In Person)

**Housing Board Members Attending:** Diane Friedman, Dolores Fromer, Al Murphy (chair), Jessi Robinson, Korinne Stephens, Channing Wagg

**Housing Board Member Not in Attendance:** Ron Vogel

**Finance Committee Liaison:** Maria Neyland

**Invited Guest:** Les Fox, Not in Attendance

### **I. Information Items**

Chair Murphy called the meeting to order at 7:35 p.m., began by welcoming the new members and proceeded to give up-dates on the following: Boxborough Rental Assistance Program (BRAP), he will attend the up-coming Community Preservation Committee (CPC) meeting to provide input as necessary; Department of Housing and Community Development (DHCD) the report/update on the town's compliance with MGL Ch. 40B is on hold because needed data regarding the town's housing status is not yet available from the 2020 Census.

### **II. Minutes**

Chair Murphy then referred to the minutes of the October 16, 2021 meeting minutes and asked if there was a motion to accept them. The motion was made, seconded and the minutes were accepted by unanimous vote, with the stipulation that a typographical error would be corrected.

### **III. Old Business**

Chair Murphy alluded to his previous comments on the BRAP. He then made some brief comments on his understanding as to the current status of the town's American Rescue Plan Act (ARPA) funds which is that the town intends to place \$1.2 million of the \$1.7 million allocated to it into a Select Board discretionary account. There ensued some commentary in reaction.

Chair Murphy then asked Korinne Stephens to comment on the Down Payment Assistance Program. Ms. Stephens reviewed the hand-out on the topic and there ensued some discussion on how the program might or might not be suitable for Boxborough's use. It was pointed out that the administrative burden might be too much for the town staff to handle, that there might be some town liability involved and that the funding might be inadequate to residential prices. It was decided that Ms. Stephens would do further research on the topic.

Chair Murphy introduced the topic of the town's 2030 Master Plan and the Housing Board's responses/stated actions in regard thereto. It was moved, seconded and voted to insert a reference to the potential development of The Part at Beaver Brook by Campanelli, a development and construction management company, in Section 6.1.2. of the board's housing actions, i.e., "to support the development of a diverse mix of housing that meets the needs of Boxborough residents across all income and age groups." There ensued a discussion touching upon the possible altering of zoning by-laws to require new residential development to include a given proportion of affordable housing of a nature that meets DHCD definitions of same. It was suggested that the housing board discuss this with the Planning Board.

### **IV. New Business**

Member Wagg commented on The Park at Beaver Brook and that the housing board would be joining along with other Boxborough entities, including the Sustainability Committee, and Campanelli representative in discussions about the nature of the park's development particularly in support of including low-cost affordable housing. He added some comments about green

aspects of the development, particularly the initial installation of such things as heat-pumps. There then ensued various comments indicating committee-wide agreement that the housing board should make its voice heard.

Chair Murphy spoke for a few minutes about the Boxborough Meadows waste-water treatment plant and the funding, or underfunding, to date of its 20-year inspection and possibly replacement due in 2022. It was agreed that the board's role here was not entirely clear but that more information was needed.

Members Stephens and Robinson raised questions of valuing the Boxborough Meadows affordable units for resale. Chair Murphy commented that this has been a difficult matter but would send some information on it to each of them. It was noted that while all affordable units sold for \$116,500 the sale date varied and so possibly the discount to be applied for resale.

#### **V. Adjournment**

Chair Murphy asked for a motion to adjourn. A motion was so made, seconded and unanimously approved at 8:58 p.m.

Respectfully submitted by Channing Wagg, meeting secretary

#### **VI. List of Documents/ Exhibits used:**

- A. Agenda of 11/18/2021
- B. Minutes of 10/16/20/21
- C. Boxborough2030 Status 20211118