

WHAT minutes 12/16/09

In attendance: Trustees – Molly Martins, Jared Ward, Peggy McNamara, David Mehlin, Patrick Wilson, Ken Whittaker

Also attending: Harriet Davis, BOS

Called to Order 7:10pm

1. Discussion of legal rates and why Paul Weaver indicated rates have to be kept to a certain level. Town trying to put in place constraints on legal costs.
2. Mr. Collucci was asked by Jared Ward about providing legal services pertaining to Trust.
3. Discussion ensued about best approach to resolving issue of legal fees and how to get counsel in place with an agreement that will best serve interests of the Trust.
4. Paul Weaver, Town Counsel arrived at 7:25 pm to help clarify town policy and how it relates to this issue.
5. Paul Weaver: As a general matter, committees like to work directly with counsels that have direct experience as opposed to working through town counsel. FinCom had requested that foresight be provided regarding what estimated legal expenses for various Town Committees and Boards might be. Given that this attorney will be paid for by WAHT funds, hiring an attorney at a rate higher than others working for the town is okay. Paralegals to be used whenever possible to keep costs down.
6. Conclusion: If Trust wants to retain John Collucci, it may do so at the rate he is willing to accept from the town for this type of work. Legal costs are approved by the BOS.
7. Motion made, seconded and unanimously approved to retain John Collucci at \$200 per hour for legal work on behalf of the Trust.
8. Paul suggested trying to get a budget for legal expenses, wherever possible, and using forms whenever possible so as to not have to reinvent the wheel for each project.
9. Paul mentioned a few things about Public Records law – public hearings, duly posted, maintain minutes so that a record exists should some member of the public wish to make an inquiry. Emails must not be made among a quorum of members. Agenda and attachments may be sent. Otherwise, print out and maintain records of emails and include them with the materials that are on file at town hall.

Annual Report:

Ken agreed to work up a draft of the annual report for everyone to review and comment.

North Shore Home Consortium:

Seeking thoughts and comments concerning their existing resources which they anticipate will be \$11.7 million through 2014.

Meetings upcoming. Molly will try and attend to build a relationship, get WAHT on their radar screen.

Barter Property:

1. Windover had approached the town to explore any possibility for affordable housing at this property.
2. Molly had communicated with Jeff regarding process to ensure that uniformity is maintained for all parties with interest in submitting a proposal.

Question of what quality of interior/exterior standards must be met to pass muster with DHCD. These are set forth in the guidelines.

This property is on indefinite hold in terms of Trust's ability to take action.

Executive Session entered into unanimously by roll call vote at 8:30pm with intent to come back out to take care of other business. Selectman Davis included.

Re-entered regular session at 9:30pm.

Discussion (briefly) of 355 Grapevine road, 363 Grapevine Road and Enon village.

Next meeting scheduled for Monday, January 4, 2010.

Unanimously adjourned at 9:40pm.

Respectfully submitted,

Patrick Wilson