

WESTON AFFORDABLE HOUSING TRUST
MEETING MINUTES
WEDNESDAY, January 26th, 2022

Trustees Present: Sarah Like Rhatigan, Susanne Haber, Thomas Timko, Michael Price, Neil Levitt, Thalia Price, Jonathan Schwartz

Also Present: Liz Valenta, RHSO

8:35 AM - call to order by meeting chair

Item 1. Vote to approve prior meeting minutes. Motion to approve was made and seconded, all in favor and no opposed; minutes approved and ratified.

Item 2. Reviewed The Regional Housing Services Office (RHSO) RHSO FY23 CPC Annual Request, discussion around adequacy of 380 hours from their offices via Valenta.

Elizabeth Valenta thought it adequate, in part given that work supporting Brook School has been supported by additional funding from the Brook School Enterprise Fund and other major projects including the HPP work and the ERAP program have ended.

The Trustees and Advisor voted unanimously to support and recommend the \$39,000 dollar request to the CPC.

Item 3. Annual Report. The Board did a collective review of the Annual Report, made some suggestions on punctuation and illustrations. Report was approved with minor edits.

The Silver Hill Project discussion will take place without the participation of S. Haber and S Rhatigan as they lived proximally. They agreed to recuse themselves for that item and it will be taken up after the next agenda item.

Item 4. General Committee Business and Program/Project Updates

- Warren Avenue - It was noted that the Warren Ave financials at this point in time was still an open question, including total funds on hand. There was a question posed regarding the Homeowners Association. There was discussion of tree removal costs with Monyette concerning trees from a triangular patch near Gun Club Lane and she had obtained two quotes.
- Housing Plan Implementation committee to be further discussed in a strategic meeting; There are various zoning meetings coming up that are supportive of affordable housing. It was suggested that we as an entity prioritize recommendations and focus efforts. Rhatigan stated that the new Housing Choice Legislation was onerous in the Weston context. Aiu has been commenting on the recent state housing choice regulations and proposals and Rhatigan suggested that we might want to contribute to the comments and the dialogue as well. <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities> (link added by the minutes keeper)

Timko asked why she considered the housing choice regulations “onerous”. She drew the Board’s attention to the MBTA transportation districts, in our case clustered mainly around northeast Weston, and how it would create a lot more dense housing plots if built to the letter of the regulations, since it would require the Town to have a density formula on fifteen units per acre on minimum of fifty acres of developable land within a half mile radius of Kendal Green. If we lose the right because we are in non-compliance for instance to draw from MassWorks (MassWorks 2021 Awards | Mass.gov Housing Choice Housing Choice Designation and Grants | Mass.gov) funds, that would not have such a large impact on our work because we are not

commonly dependent on such grants. There is a May 3rd, 2022 deadline for comments but again, Aiu would be producing the bulk of the response.

Zoning changes in the Town meeting, Rhatigan suggested majority vote VS 2/3 vote to approve, as was indicated in the new Housing Choice legislation. Liz V. to send out background info prior to next meeting.

- Brook School – building Timko was pleased to report that the Brook School building E expansion project was moving along. Unfortunately, the full residences meeting was postponed however. He explained in detail that the meetings were usually done live, but in this case not all the residences had the technical means or the technical savvy to use zoom, which was one of the principle reasons for the postponement. The meeting with the Abutters is upcoming. On the upside, the CPC submission occurred on Feb. the 7th. Rhatigan offered a strategic perspective. She believed in best to hold the meeting with the abutters before the CPC public hearing on the 21st of March. Push off the presentation if necessary.
- Greatlands – Riverside Road - Regarding the 9-20 Riverside Road project, and the affordable housing potential parcel located at the back of the site, the Board was reminded that there is still \$100,000 dollars earmarked to examine feasibility. The property is being actively marketed for 250 million with permitting in place. Rhatigan believes that it is perhaps to our advantage to deal with the current owners, as they are known to us. She suggested that a septic survey could be a solid place to start. Rhatigan also suggested the RHSO could assist in exploring options for this up to 20 unit parcel. Various models could be explored, mixed-income, affordable, or workforce designation. Rhatigan indicated she would encourage Boshart to seek more details on progress re the property.
- Other housing updates - 40B projects, etc. – CPC project submissions were discussed; Homeownership Opportunity Fund, Merriam Village request and 669 Boston Post Road – Historic preservation restriction funding request.. Levitt attended last CPC meeting 2/25, as the Housing Trust designee. Rhatigan mentioned that the Town continues to be interested in options for the former Sunrise property on North Avenue. 751-761 Boston Post Road is still under litigation. Noted that all of the previous year’s documents pertaining to the 40B projects are posted on the Town website. 104 Boston Post Road, no decision has been
- Set time for next meeting - next meeting scheduled for February 16, 2022 at 8:30 am.

Item 5. Silver Hill LIP/LAU Application - Tom Timko was appointed temporary chair for this item. Sarah noted the vote is to approve the application and authorize Tom T., as acting chair, to sign on behalf of the Trust. Susan Haber and Sarah Rhatigan recused themselves from the discussion due to conflict of interest. Susan H and Sarah R. left the meeting. Liz Valenta reviewed the application with the Trustees, noting some deficiencies in the application. Trustees discussed the issues and decided to table the vote until the developer submitted an updated application with the following issues addressed: include signature block for Housing Trust, revise unit description in marketing material, provide detailed justification for % ownership of affordable unit and include the unit floor plans.

Meeting Adjourned.