

HOUSING PRODUCTION PLAN STEERING COMMITTEE MEETING MINUTES MONDAY FEBRUARY 8, 2021 AT 7:00 P.M.

Committee Members Present: Sarah Rhatigan (Chair), Cheryl Alpert, Alice Benson, Chris Chandor, Alicia Primer. Also present: Town Planner Imaikalani Aiu, Regional Housing Services staff Elizabeth Valenta, and Consultants Jenn Goldson and Barry Fradkin.

Public Comment Diana Chaplin (Love Lane) asked about % goals of HPP strategies versus State goal of 10%.

Discussion of Draft Outline of Goals and Strategies and Site review Discuss Webinar Planning and Design

- Consultant Fradkin introduced map of the Town with identified sites for development into housing.
- Rhatigan stated that larger density 40B should be sited near transit and/or on busy roads.
- Fradkin asked group about various municipal parcels that were neither recreation nor conservation.
- Primer stated that MBTA had closed Silver Hill and Hastings stops. Benson stated closures were temporary.
- Primer asked why Merriam Street parcel near Merriam Village had been reduced in size from 30 acres to 3. Rhatigan stated that Community Gardens had been removed. Chaplin stated that Green Power had a 30 year lease with the Town. Primer stated that Brush Dump could be relocated to allow expansion of Merriam Village.
- Rhatigan stated that 0 Wellesley Street would be developed by Habitat for Humanity.
- Rhatigan stated that Case Estates were not suitable for development. Primer stated that housing was intended in historic houses along Wellesley Street.
- Alpert asked about playing fields at Viles and Cherry Brook.
- Chandor stated that Forest and Trails land should be removed from both map and consideration.
- Chandor stated that map should be updated with wetlands removed.
- Benson asked status of former Sunrise on North Avenue.
- Primer stated that Baghdady property and other private parcels should be removed.
- Chandor asked about Liberty Mutual and what percentage affordable was under discussion. Primer stated that none had yet been decided and that it could solve 40B problem. Rhatigan asked about how 40B requirements would impact development there. Issue unresolved.
- Group discussed 1.4 acre parcel of Town land on River Road near Wingate.
- Primer stated that Town owned land now leased to gravel company and near Kendal Green stop.
- Consultant Goldson asked about sewer capacity limitations at former Wingate.
- Aiu stated that housing had been proposed informally at Christian Science Church in Town Center.
- Primer asked about Pope Pius housing plan. Aiu stated that it had not moved forward.
- Goldson stated that revised map would be circulated.

Review Annual Report for HPP Committee

- Minor edits were discussed and report approved.

Discuss schedule and other committee business

- Group discussed date options and how best to advertise. Group set next meeting for 2/22/2021 and 3/4/2021 for webinar.
- Rhatigan stated that Community Page on Facebook was unofficial as related to publicizing webinar.

Review Meeting Minutes

- Primer moved to approve minutes for 12/3/2020, 1/11/2021, 1/19/2021 and 1/26/2021.

Primer moved to adjourn. Benson seconded. All in favor. Meeting adjourned.

Minutes submitted by Alicia Primer.