

WESTON AFFORDABLE HOUSING TRUST

Minutes for March 21, 2018 Meeting

Pursuant to notice, a meeting of the Weston Affordable Housing Trust (HT) was held at the Weston Town Hall at 7:30 a.m. on Wednesday morning, March 21, 2018.

Present were Hugh Jones, Ken Newburg, Buzzy Price, Mike Price, Sarah Rhatigan (chair) and Tom Timko (a member of the Weston Elderly Housing Committee), being a majority of the Trustees and a quorum. Also present were Liz Valenta, a staff assistant to the Trust, Leslie Glynn and Jim Polando, who had been members of the former steering committee for the Town Housing Production Plan that had been approved by the Weston Board of Selectmen, and Vee Brooks, a resident from Maple Street in Weston.

There were no public comments, and most of the meeting was devoted to discussion of what the HT would support as a proposal by the EHC to the Community Preservation Committee (CPC) for funding to proceed with plans for construction of additional housing units on the Brook School campus.

The current proposal was for 14 additional one-bedroom units for seniors, but there was brief discussion of the possible benefits of including 2-bedroom units. It was noted that Brook School apartments are not limited to Weston residents. In his presentation to the HT, Tom indicated that the conceptual work and a feasibility study for the proposed expansion had not been completed and that he therefore did not yet have a comfortable sense of what the project would cost. He added that the EHC would be holding a meeting for public input the next Saturday morning, March 24, and that, in order to be ready for a vote at the Annual Town Meeting in May, the EHC needed to submit a funding proposal for consideration at the CPC's next meeting on Monday evening, March 26.

Tom was asked a number of questions, and there was extensive discussion of what the EHC might present to the CPC and what kind of funding might be requested. Reference was also made to a proposal for the construction of approximately 200 housing units at 133 Boston Post Road that was likely to be presented by Boston Properties to the Special Town Meeting in the Fall and how the Town's response to a proposal by the EHC for the Brook School property might be affected by other proposals for funding that might be sought at the same time. Jim noted that the EHC proposal would need to be discussed the Brook School residents, abutters, and the Town Recreation Committee (concerning the soccer field and tennis courts currently on the site), as well as the Planning Board and the Zoning Board of Appeals and, quite possibly, several other committees or groups in Town. It was suggested that those discussions would need to focus, not only on what can be done, but more importantly on what should be done to increase the number of Brook School apartments. Following further discussion of alternative approaches and ramifications, at 9:20 a.m. it was

UNANIMOUSLY VOTED by all of the HT Trustees present to approve a request by the EHC to the CPC for funding in the amount of \$250,000 for costs incurred in preparing a schematic design for the Brook School expansion project. It was noted that, while that entire amount might not be needed to complete a schematic design, such a proposed design would be needed to show the ZBA as well the public before a request is submitted for construction funds.

Ken left the meeting for another commitment immediately after the above vote.

Zero Wellesley Street

Brief reference was made to how the HT should proceed to prepare an affordable housing proposal for Zero Wellesley Street and what efforts might be made in the next few weeks to reach out to abutters and other groups in Town to develop political support for any such proposal.

Miscellaneous

There was brief discussion of the possible benefit if the HT were to develop working relationships with several real estate brokers in Town, but it was agreed that formal contractual relationships would not be advisable.

Tom reported that Jack Heine had recently resigned from the EHC and was, in fact, leaving Weston that morning to move to Santa Clara, California.

Before the meeting was adjourned at 9:35 a.m., it was agreed that the next meeting of Trustees would be held at 7:30 a.m. on Wednesday, April 4, 2018.

Hugh R. Jones Jr.