

Weston Affordable Housing Trust Minutes
January 5, 2022

Trust Members Present (“HT”):, Sarah Rhatigan, Thalia Price, Michael Price, Jonathan Schwartz Tom Timko, Susan Haber, Neil Levitt.

Also Present: Liz Valenta (RHSO), Mignonne Murray, COA.

Sarah Rhatigan summarized Governor Baker’s March 11, 2020 Executive Order to suspend certain aspects of the OML, in order to allow this meeting to proceed using Zoom.

Item 1: Public Comment:

There was no public comment.

Item 2: 669 Boston Post Road:

Sarah R provided a project update and asked that the HT vote to approve Gary Wolff, project architect’s invoice, for \$2000. The Demolition Delay will elapse in June on this historic home. In a previous meeting, the HT asked Al Aydelott and Alicia Primer to talk with the Rowe’s, the homeowners, to consider a preservation restriction on the house. The HT and the Historical Commission would like to consider a joint project where the house would be preserved and affordable units constructed on site. The homeowner needs sufficient information to consider whether a preservation restriction placed by the Town on their house meets their needs or whether affordable housing funds could be used to construct affordable units. An initial appraisal has been completed. Discussion will continue with the Rowes.

The HT voted unanimously to approved the architect’s invoice. Timko-aye, Levitt-aye, Michael Price-aye, Thalia Price-aye, Haber-aye, Rhatigan-aye.

Tom Timko and Jonathan Schwartz left the meeting.

Item 3: Historic Heritage Overlay District:

Imaikalani Aiu, Town Planner, summarized the Planning Board’s proposal to create the Historic Heritage Overlay District, and indicated that the HT would be involved because there would be a bonus for the creation of affordable housing. The concept for this District fulfills a goal of the HPP by adding density through allowance of multifamily housing and preservation of historic structures. The District is geared to larger historic homes and operationally would be part of the Planning Board’s Flexible Subdivision Procedures. The Historical Commission will decide whether a house and property qualifies as historic.

The parcel must be subdividable in order to qualify .

Neil L suggested that larger family units should be encouraged with fewer units and more bedrooms.

Imai indicated that the requirement would be 1 affordable/1 bonus unit. The affordable unit would be as small as the smallest market unit, in size.

The PB continues to work on this zoning proposal.

Item 4: Annual Report:

The Report is due in February. Liz will provide a copy for HT members for their review.

The December 15, 2021 minutes were approved unanimously by HT members who were present.

The next meeting is scheduled for 1/26/22 at 8:30 AM.

Submitted by Susan Haber.