

HPP Steering Committee Meeting Minutes

MEETING: January 19, 2021 @ 7:00PM

Attendees Present: Sarah Rhatigan, Chair (AHT), Cheryl Alpert (at-large), Alice Benson (COA), Chris Chandor (at-large), Alicia Primer (PB), Harvey Boshart (SB liaison), Jenn Goldson, Barry Fradkin, Liz Valenta, Imai Aiu, Diana Chaplin, Lise Rivers, Cameron Peters, Neil Levitt.

1. Public Comment
 - a. Lise Revers expressed concerns about the pace in working through this project with three large units in play and over 530 units. She requested that we take our time as we had till 11/21.
2. Discussion about timeline, Safe Harbor, and need to see what happens with both the success and litigation in the case of BPR.
 - a. Contours of strategy will change and evolve.
 - b. After presentation to planning and select board, we may have different agenda.
 - c. Concern was expressed that those attending the focus groups did not represent a significant percentage of residents.
 - d. Next webinar to be held in February
3. Jenn Goldson presented the first preliminary draft of the HPP strategies and goals in PowerPoint and the Committee discussed each one in depth. The strategies were placed into a matrix that considered each option.
 - a. While focus groups were indeed small, she was pleased that so many participated in webinars.
 - b. Difficulties due to COVID regarding actual meetings.
 - c. She emphasized that the feedback we're hearing and what we were seeing in the presentation isn't necessarily a strategy. It's a menu of choices. There is no enforcement of plan.
 - d. Jenn learned about the history of Weston and what had once been the reality of multifamily housing.
 - e. Asked the Committee to review what was being presented and to articulate any real deal breakers.
 - f. If you cite specific properties, there will be a "nuclear bomb".
 - g. The Plan mentioned the Asian population but did not include other ethnicities.
 - h. Discussion of scale and how developers can profit.
 - i. Committee would like to see language about Weston addressing local housing needs.
 - j. Repetition that these strategies and goals were recommendations and not binding. This is a blueprint.
 - k. Co-housing may not be attractive after COVID.
 - l. Concept that if developers were going to build luxury homes, they have to provide affordable housing or payment in lieu to The Weston Housing Trust.
 - m. Examination of where there is an existing historic housing overlay; developers may find a conflict due to density issue.

4. Continued Community Outreach
 - a. The committee discussed ways to increase community engagement and improve focus group participation. Would a flyer to neighbors 55+ be effective?
 - b. Next webinar probably late February.
5. Final Comments
 - a. Alicia wanted to know what was the formatting of these meetings.
 - b. Diana stated that Weston residents needed to better understand what is required to go forward.
 - c. There needed to be more time spent digesting this document.

The meeting was adjourned at 10:15 PM.

Respectfully Submitted

Cheryl J. Alpert