

Weston Affordable Housing Trust
Meeting on February 6, 2023
Minutes approved at meeting on February 27, 2023

Trustees present: Sarah Like Rhatigan, Susan Haber, Thomas Timko, Michael Price, Neil Levitt, Thalia Buzzy Price, Jonathan Schwartz
Others present: Imai Aiu (Town Planner), Christine McKenna Lok (Regional Housing Services Office)

Pursuant to Chapter 22 of the Acts of 2022, which includes an extension of Governor Baker's March 12, 2020 Order Suspending Certain provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting was held via an online meeting platform.

Sarah Rhatigan called the meeting to order at 8:08 AM
No members of the public were present

Discussion of meeting format: Unanimous support for meeting in person with conference call available in case of bad weather or COVID spike.

Next steps:

- Sarah will invite Leon & Imai to the next meeting, Feb. 27, at 8 AM. We have reserved the Lower Conference Room for Feb 27 & Mar 13 at 8 AM.
- Sarah will ask Leon about members voting over phone and about OWL cart for Zoom meetings.

Members reviewed the following minutes and voted to approve them with minor revisions, from 2022 (4/15, 4/27, 5/18, 6/14, 6/28, 8/4, 8/24, 9/22) and from 2023 (1/24).

Next step: Christine will post with town clerk's office

Update on potential zoning proposals:

1. Housing Choice MBTA Communities - The Housing Production Plan (HPP) Implementation Committee worked with Imai on Weston's submission to state. That group will be taking the lead. Imai shared draft map of potential multi-family zones around the commuter rail stations, taking into account existing conservation restrictions. Neil shared Boston Globe article "As New Housing Law Takes Effect, Most Towns Fall in Line, For Now" from Feb 3.
Next step: Trustees can sign up for HPP **Implementation Committee** (not Steering Committee) meeting notices at <https://www.weston.org/agendacenter> by clicking "notify me" at the top right of the page
2. Accessory Dwelling Units (ADUs) - Sarah has had informal conversations with two Planning Board members but hasn't gone to entire board. Heard concerns about breadth of proposal, developers taking advantage. Potential solutions: limit size of ADUs "by right" and larger units could seek special permit; require site plan approval if wouldn't add significantly to cost; add owner occupancy requirements for 18 months before and after addition of ADU.

Next steps:

- Sarah will send most recent ADU version
- Imai will send his research back to 2007 of special permits issued in Weston for ADUs (not many)

Potential Future Projects - let's put this first next time:

- Sunrise - Tom meets with Liz Rust (RHSO) later this week to talk about similar developments in other towns. Developer thinking about 20 units as Friendly 40B. Tom plans to discuss with Select Board soon.
- Former Liberty Mutual site - RFP for land swap will be due in March, will be voted at Town Meeting. When developer gets first Certificate of Occupancy will pay town the next \$1 million towards affordable housing, conservation, or other town needs. Town will submit invoices to developer to reimburse up to \$100K of due diligence for housing at site.
- Process for identifying town-owned properties - Sarah will invite Imai to next meeting to review maps together. First pass: any municipal land? Second pass: any private land for which town could issue RFP? Committee discussed the process for identifying parcels for previous Housing Production Plans.

Other Committee Follow-Up:

- 1 to 11 Wellesley Street: ZBA process, Habitat logistics - nothing new
- Warren Ave: Budget update - nothing new to report

Meeting adjourned at 9:25 AM

Next meeting: Mon, Feb 27, at 8 AM in Town Hall, Lower Conference Room