

**WESTON AFFORDABLE HOUSING TRUST**  
**MEETING MINUTES**  
**WEDNESDAY, February 16th, 2022**

Trustees Present: Sarah Like Rhatigan, Susan Haber, Thomas Timko, Michael Price, Neil Levitt, Thalia Price

Also Present: Imaikalani Aiu, Weston Town Planner; Liz Valenta, RHSO

**Item 1: Meeting Minutes.** Meeting minutes from 1/5/2022 were reviewed and approved by roll call vote .

**Item 2: Housing Choice rules for MBTA communities.** Presentation by Imai Aiu, Town Planner Sarah led off with a description of the law and draft guidelines. It was noted that it is separate from 40B and affordable unit requirement is not in the regulations, but could include as inclusionary units. Imai noted that the Town will likely have a joint Select Board and Planning Board meeting prior to submitting comments on draft regulations to DHCD.

Imai reviewed the five areas that are within the ½ mile radius of the transportation stations. Chapter 90 land is some of the only land available, but this requires State legislation. Discussed possibilities at the five sites around the transit stations. It was noted that the Town has an opportunity to submit comments on draft guidelines and the committee discussed how to give the State the message that the requirements are too onerous (specifically the number of units required).

**Item 3: Housing Production Plan (HPP) Implementation Committee – Discussion on setting priorities -** Committee reviewed the HPP Action Plan discussed the each strategy identified in the Action Plan as outlined in the HPP as follows:

#1 Housing Choice Working Group, this has been discussion at the regional meetings, and RHSO quarterly meetings, and another group is probably not necessary.

#2 Historic reuse with affordability requirements – Kendal Common neighborhood – keeping smaller market rate and having more flexibility for accessory dwelling – this is currently being looked at by the Historic Commission.

#3 a Historic Heritage Overlay Designation (HHOD) continues to be a priority for Planning Board.

#4 Adopt more flexible zoning tools – possibilities were discussed for modifying flexible subdivision rules to add density (maintain FAR/reduce unit size) and affordable requirement. Given the other items, this is probably a long range item

#5 Adopt inclusionary zoning provisions – units or \$ for certain development. Imai thought it could be included in subdivision zoning.

#6 Flexibility in ADU bylaws. Weston bylaw is stringent regarding unit size, housing age, etc. Tom thought that more need interest is out there and Weston is very difficult and overly cumbersome (actively discourages) – Wayland has a more accessible approach. Committee discussed making this a priority and would work on sending recommendations to the Planning Board. Liz V. will provide more information on ADU' s and other community bylaws to next meeting.

#7 Congregate living – allowed vs special permit, difficult would need to make easier to meet requirements/development standards. Susan offered removing the provision of unrelated people living together.

#8 Adopt residential linkage fee for tear-down/redevelopment. Liz V. to bring more information to committee on other communities' efforts;

**Item 4: Silver Hill LIP/LAU Application – Review and Potential Vote.** Tom Timko was appointed temporary chair for this item. Sarah noted the vote is to approve the application and authorize Tom T., as acting chair, to sign on behalf of the Trust. Susan Haber and Sarah Rhatigan recused themselves from the discussion due to conflict of interest. Susan H and Sarah R. left the meeting. The remaining Trust

members reviewed the updated application and determined it was acceptable. Neil L. made motion to approve the application and authorize Tom Timko to sign as acting Housing Trust Chair, Thalia Price second. Motion was approved by roll call vote, all in favor.

Meeting Adjourned