

**WESTON AFFORDABLE HOUSING TRUST**  
**MEETING MINUTES**  
**WEDNESDAY, March 9, 2022**

Trustees Present: Sarah Like Rhatigan, Michael Price, Neil Levitt, Thalia Price, Jonathan Schwartz (Assoc. Trustee)

Others Present: Liz Valenta (RHSO), Jody Kablack (RHSO)

8.40 Meeting Called to order

Invitation for Public Comment – None presented

Following minutes were approved – 3/8/2021, 2/16/2022, 5/5/2021 and 1/26/2022

Item 1: 669 Boston Post Rd

There has been some discussion w/ owner about purchase. Appraised price was too high, but the seller showed interest in a historic preservation restriction, thus perhaps with a future opening for the town to have a right of first refusal at time of future sale. Trust will continue to communicate with Phyllis Halpern, Co-Chair of the Historical Commission to see if that language could be incorporated into the restriction and be a future opportunity for affordable housing. Michael Price weighed in. He said the costs augmented by historic restriction and higher building costs as well as funds spent on architect and appraiser.

Item 2: 0 Wellesley St. Habitat for Humanity

LIP application has been submitted to DHCD. There will be a site visit scheduled and a comment period. (Local Initiative Program (LIP) is a state program that encourages the creation of affordable housing by providing technical assistance to communities and developers who are working together to create affordable rental opportunities). The project has already been granted an Order of Conditions by the Weston Conservation Commission.

Item 3: Accessory Dwelling Units (ADU)– Zoning amendment proposal

Jody Kablack from RHSO provided some background on ADU. Looking at encouraging the Planning Board to simplify regulations to encourage the establishment of more ADUs (Accessory Dwelling Units). There are few ADUs in Weston. She sent the Planning Board two documents for circulation. Seems straightforward. Accessory dwelling units are rarely controversial, considered a way to accommodate a larger extended family, caregivers, or just as a revenue. Generally no Deed Restrictions, ADU's help diversify the type of housing available in a community.

Trustees discussed, various issues and recommendations for revisions: Put them into bylaws opening up to new construction - most towns have a two-year look back; Setback issues exclude carriage houses and barns; special permit expires with sale; existing building minimum size; board of health approval, beyond Title 5; bond requirement;

Next steps, work with planning board for support before a more public outreach campaign to garner support. Town planner to engage in rewriting the bylaw.

Item 4: Warren Avenue

March 17th - Meeting with Warren Avenue staff on the budget held to next meeting.

Item 5: Discuss community based housing advocacy organization/municipal engagement

Valenta indicated that there was a town-wide housing round table planned for April 2000, which was cancelled. Jenn Goldson, was hired to help facilitate the meeting, she could be hired again for future meeting. Discussion of other housing advocacy groups. Nancy Piedra has organized a sub-group, from the “ What can Weston Do?” group.

Next meeting scheduled for 3/30/2022.

Meeting adjourned.