

**Minutes of Regular Meeting
HPP Implementation Group
Thursday, March 10, 2022
Called to Order at 1:00 p.m.
Weston Town Hall – Select Board Meeting Room
AND VIA ZOOM <https://us02web.zoom.us/j/84139276614>**

Present: Sarah Rhatigan, Alice Benson (remote), Alicia Primer (remote), Harvey Boshart (remote), Wenhua Zhang (remote)

Also present: Leon A. Gaumond Jr. (Town Manager), Imai Aiu (Town Planner), Mignonne Murray (Senior Center), and Jane Donnelly

Resident Comments

There were no resident comments.

Approval of minutes

Motion by Ms. Benson to approve the minutes of 12-10-21, seconded by Ms. Primer. Roll call vote: Sarah Rhatigan YES, Alice Benson YES, Alicia Primer YES, Harvey Boshart YES, Wenhua Zhang ABSTAIN

MBTA Housing Choice Legislation

Mr. Aiu spoke to the new legislation which does many things including clarifies a number of rules but also calls for the town to identify 50 acres able to support over 1000 units of housing. Ms. Rhatigan mentioned that the AHT thought that Boston Properties site could support this but we currently have a development agreement on that site. Other possible sites could be on North Ave. The legislation would make it so these would be ‘by-right’ approvals. Mr. Boshart asked what is the consequences if the Town failed to adopt this. Mr. Aiu stated tha the Town could lose out on some MassWorks grants and potentially other state funding opportunities.

There was general discussion about having a larger joint meeting involving multiple boards sometime in April or May. Mr. Aiu will discuss it with the Planning Board.

Special Opportunities

Mr. Boshart mentioned an opportunity which may be available to the Town. The Norumbega property – the owners plan to use part of the property for medical usage but they are open to using some of the property for roughly 4-80 units of housing. This would bring us to safe harbor. Ms. Primer suggested tying this in with the land swap for the water tank replacement project.

Ms. Rhatigan spoke about accessory apartment provisions. The AHT had a good meeting on this subject and suggested a policy change to allow this. Ms. Primer mentioned this is being considered by the Planning Board.

At this point. Mr. Boshart left the meeting.

Review Scope of the Committee and discuss status of items found in the HPP

Mr. Gaumond reviewed the Action Plan as found in the Weston Housing Production Plan; particularly the items listed for FY22 and FY23.

Some updates include:

Item 3: Create a Historic Heritage Overlay Designation with Affordability Incentives: The Planning Board is looking at the Fall Town Meeting in 2022 and probably also include Item 5: Adopt Inclusionary Zoning. Ms. Rhatigan liked this idea. They think we might add special permit revisions too.

Item 11: Expand Weston AHT's Homeownership Opportunities Program: AHT is presenting at ATM.

Item 12: Support the BSA Expansion: This is being presented at ATM.

Item 14: Support the creation of a community organization focused on housing in Weston: The AHT has spoken about this initiative and has identified a person in the community to work on this. Ms. Rhatigan spoke about bringing a meeting together to push this item forward.

Item 17: Continue membership in the RHSO: This is being presented at ATM.

Ms. Primer offered an update on this project. They are awaiting word on the value of the preservation restriction and it is scheduled to go before ATM.

The meeting was concluded at 1:07 p.m.

Leon Gaumont, Town Manager