

**Minutes of Regular Meeting
HPP Implementation Group
Thursday, June 1, 2023
Called to Order at 1:00pm
Via ZOOM**

Present: Sarah Rhatigan, Alice Benson, Alicia Primer, Wenhua Zhang
Also present: Imai Aiu (Town Planner)

Town Planner Imai Aiu welcomed the group to the meeting at 1:05pm and noted that Town Manager Leon Gaumond could not be present. Noted that they had quorum and could begin discussion without Sarah Rhatigan present.

Resident Comments

There were no resident comments.

Approval of Minutes

Aiu noted that there were no minutes prepared.

Discussion of Strategies in HPP

Review each strategy

	Strategy	Status/ Comment/ Action
1	Join with neighboring and similar MBTA communities to create a Housing Choice Working Group	Group decided to keep up to date on developments and actions by other communities. Lexington has adopted zoning, communities such as Action and Ipswich are undergoing extensive outreach processes to create zoning.
2	Consider adopting a Historic Reuse Overlay District with Affordability Requirements	No action on this item.
3	Consider creating a Historic Heritage Overlay Designation with Affordability Incentives	HHOD is in progress working on property tax break. Group supports including affordability as an option.
4	Consider adopting more flexible zoning tools that can provide attractive local options to Comprehensive Permits under Chapter 40B.	Recount Status of 40Bs. Question about seminary property and Regis. Aiu will reach out to seminary to get update on status. This item should become a priority as there are at least two multifamily projects that may seek rezoning and the Town should proactively create that zone in anticipation of these developments.
5	Consider adopting Inclusionary Zoning provisions	Piggy back on above
6	Consider allowing more flexibility to create Accessory Dwelling Units (ADUs)	Current question is how to craft an allowance that will be palatable to the PB. There is a meeting with PB Chair, Sarah Rhatigan, and Alicia Primer on 6/12. The group supports a joint meeting/roundtable

		with Housing Trust, SB, PB and COA to discuss idea more conceptually and issues the bylaw is intended to address and the concerns it creates.
7	Consider ways to more explicitly allow congregate housing and co-living PB TP	No action on this item
8	Consider a home rule petition to adopt a residential linkage fee for tear-down/rebuild developments	Group supports this strategy but there is no action at this time.

Sarah Rhatigan left the meeting.

9	Update Weston Policies and Preferences	No update – revisit at future meeting, Use as a basis for zoning standards in Strategy 4
10	Work with property owners to encourage friendly 40B development/LIP on strategic sites SB TP PB	Commercial properties, such as Boston Properties are currently vacant and available for conversion. Wenhua meet with Aiu and Gaumond to discuss possible financing incentives.
11	Expand Weston Affordable Housing Trust’s Homeownership Opportunities Program	No update
12	Consider the possibility of supporting the Brook School expansion	Updated current owners plans for age restricted housing. Will need rezoning and housing group/network in Strategy 14 will be called upon to support.
13	Continue to connect senior homeowners to existing programs that allow practical support to allow seniors to remain in their homes	Benson reviewed existing programs including tax abatement and COA support services.
14	Support the creation of a community organization focused on housing in Weston	There needs to be one person, not necessarily staff, to coordinate the group. Possibly Nancy Piedra of New First Church group. They are currently applying for CHAPA assistance for housing work.
15	Increase the RHSO Housing Coordinator position to provide expanded services	The coordination role for Strategy 14 could possibly be with RHSO. This would be a budget discussion.
16	Increase revenue for the Weston Affordable Housing Trust	Currently have Small Grant program funded. No other additional funding.
17	Continue membership in the RHSO	Membership dues have been funded for current FY.

The next meeting will be scheduled by email as three members were missing.

The meeting concluded at 1:55 p.m.

Imaikalani Aiu, Town Planner