

Weston Affordable Housing Trust Minutes
June 17, 2021

Trust Members Present (“HT”): Sarah Rhatigan, Kenneth Newberg, Harvey Boshart, Thalia Price, Michael Price, Susan Haber, Associate Members: Neil Levitt, Jonathan Schwartz.

Also Present: Liz Valenta (RHSO)

Sarah Rhatigan summarized Governor Baker’s March 11, 2020 Executive Order to suspend certain aspects of the OML, in order to allow this meeting to proceed using Zoom.

Item 1: Public Comment:

There was no public comment.

Item 2: Minutes:

Previous Minutes Approved with no objections

Item 3: #518 South Avenue Proposed Development:

518 South Ave project was discussed, and Trust and Advisors reviewed and discussed the communique to the ZBA and it was suggested that a live presentation be made more impactful. Issues included the availability of a no-cost second parking space for affordable housing tenants to accommodate two working parents, additional storage and expanded recreational space outside.

With revisions, AFT letter to ZBA approved.

The second missive discussed was a draft of a letter to MassHousing asking that a 5 % cap be put on annual rental increase regardless of CPI and the annual maximum rent limits.

Item 3: #0 Wellesley, Habitat for Humanity project:

The Habitat for Humanity project has delivered two solid video bridge presentations, with much of the questioning about issues such as length of construction which is estimated at Eighteen to Twenty-Four months. There were queries as to where the construction vehicles would park, and possible oil stains and subsequent mitigation.

The use of 21E Site Assessments were discussed. Habitat’s next meeting as the 27th at 8 30 AM.

It was suggested that Habitat use the Affordable Housing Trust web presence to help keep the community informed.

Item 5: Other Committee Business Items:

Ken Newburg's term expires June 30 and the question of realizing a quorum came up.

It was reported that Habitat's Production Plan as presented to the select board was well received.

The Housing Production Plan was presented to the Select Board and well received, and the planning committee will attend to a comment period and facilitate the plan's adoption with a joint session with the Select Board to be heard via zoom on July 13th.

Plans to build sidewalks on right side of Warren Ave sidewalk did not go forward and are pending because of plantings.

Greatlands on Riverside Road up to AHT to push or form a committee to do the same or other forces will push to dedicate the area to open space.

Tom Timko gave a comprehensive brief on movement around the Sunrise Property. Multi-state owner, motivated to sell assisted living property as the scale is not economical for them and they are dumping this class of properties. Working group needed to push through the details and drive the process. Fastest path to safe harbor.

No neighborhood issues because of previous usage, ready radius of train stop, septic in place as well as parking lot. Could the CPC fund the down payment?

Brief discussion of CPC housing fund, and mention of Bldg E at Brook School Apartments.

Submitted by:
Jonathan Schwartz