

Weston Affordable Housing Trust Meeting Minutes

August 18, 2021

Trust Members Present (“HT”): Sarah Rhatigan, Thalia Price, Michael Price, Susannan Haber, Tom Timko, Harvey Boshart.

Associate Members: Jonathan Schwartz, Neil Levitt.

Also Present: Liz Valenta (RHSO); Habitat for Humanity of Greater Boston (HfHGB)—Gerry Patton, Cathy Kurczak, Keith Gross; Weston Historical Commission—Alicia Primer; Public Participants—Cameron Peters, Mallory Walker, V. Brooks.

Item 1: Public Comment: There was no immediate public comment. (Public comment was reserved for discussion of specific items.)

Item 2: Meeting Minutes: The Minutes of 7/27/21 approved as amended.

Item 3: Update by Habitat for Humanity Project at 0 Wellesley Street:

GP (HfH) reviewed preparation of application to CDC for initial project planning funds. HfH already has traffic study underway. He indicated that modifications to the site septic system using a bioclear system which will make the layout more efficient, decrease the footprint and permit an increase in planting improving the visual cover along Wellesley Street. No revised plans are available yet but are underway.

An updated project timeline was submitted, and HfH requested grant funds with distribution to be based on specific project milestones. SR requested Trustees to authorize moving forward with the grant agreement for pre-development funds. Trustees were in agreement. Kathleen O’Donnell will prepare a draft grant agreement.

General discussion regarding scheduling the next public presentation—including location of site entry/exit specifically requested by CP—to occur at the end of September. HfH was asked to make a prior presentation to the WAHT for its review and comment, permitting incorporation of any responses into the new presentation materials. Previous presentation materials are available on the HfH website; a link to this material will be added to the WAHT webpage.

Item 4: Brook School:

TT is preparing a CPC Application for Funds request for design development for the addition of fourteen +/- new one-bedroom apartments at the Brook School Apartments site. SR expressed concerns about the need for community engagement. And that the Trust will want to know what the priorities will be, indicating that this information must be made public. TT stated that it will be made public when the application is completed, including a schedule for necessary community/neighborhood meetings for this purpose. Discussion ensued regarding what direction the design team would be given regarding building location, maintaining existing recreation fields and tennis courts, etc. TT indicated that location options would include the site of existing courts, or between septic field and Building C. Designer will assist in

determination of siting locations. Cost of construction is currently under discussion; cost likely to be based on current Eastern Massachusetts comparables. SH and TT indicated that the CPC will require a vote of approval by the Trust.

C. Peters asked about constraints and asked that current Weston residents have an opportunity for input. TT indicated that a “good percentage” of current BSA residents were previously local residents or have a local connection.

Item 5: 669 Boston Post Road:

A request for administrative funds is in process. AP will be a co-proponent. Project will be a joint venture between the Weston Historic Commission and WAHT. WHC will consider the need for an historic restriction, but they do not believe that this is a requirement. MP noted his concern regarding the high cost of historic restoration. AP noted that the existing buildings are well-maintained, in relatively good condition and are detailed simply and not likely to require much restoration work.

The existing septic system is relatively new. It is unknown how many units it could support as constructed or whether it can be expanded. Funds to be requested will provide for studying the septic system capacity, on-site expansion options, potential uses for the existing shed and potential for location of an additional building. Proposed units could be either rental or owner-occupied. The site survey line item was increased to \$3,000 in order to provide for coverage of a wider area, including location of structures on adjacent properties and topographic information.

JS indicated that current renters on Warren Avenue are concerned about this proposed development. He indicated that integration of two groups of tenants would be an advantage.

The Trust voted unanimously to approve the (increased) request for CPC funding. Moved by SR and seconded by SH.

Item 6: Greatlands—Riverside Road:

HB said that late September would be a good time to begin a working group for this project. following discussion by the Select Board. NL and SH indicated their interest in participating in the working group, which will likely include Imai, Leon, PB, HT, and SB. HB indicated that there would be \$100,000 in funds available for predevelopment work with additional funds for project development. It was noted that previous discussion indicated a working number of twenty town-house units might be appropriate for this site.

Item 7: Next Meeting:

Scheduled for 22 September, 2021, at 8:30 AM.