

**WESTON AFFORDABLE HOUSING TRUST**  
**MEETING MINUTES**  
**Wednesday, September 6, 2023**  
**Zoom Meeting**

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

Also: Town Planner Imai Aiu, RHSO consultant Christine McKenna Lok

Chair Sarah Rhatigan opened the meeting at 8:05 AM by reading:

*Under current state law public bodies may continue holding hybrid and fully remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided. Information about how to join a hybrid or fully remote hearing will be included in the required Open Meeting Law posting.*

#### **COMMITTEE BUSINESS**

**Accessory Dwelling Units (ADUs):** Leslie Glynn will be presenting to the Planning Board tonight about a potential zoning amendment that would allow “by right” ADUs if they meet certain conditions. Currently all ADUs need to go through special permit process. Huge balancing act between making the process easier for families who want multi-generational living, or an aide with separate space, or an income stream to allow them to age-in-place, etc., and at the same time dissuade developers from taking advantage. Issues to consider:

- Would a maximum ADU size be sufficient for the larger footprint of ADA-compliant features like wider doors, halls, and bathrooms?
- Some families may be looking to purchase a home that allows them to immediately build an in-law unit, so tenancy or home age requirements could interfere.
- Could the original owner downsize into the ADU or required to stay in the initial home?
- Regulations intended to prevent huge ADUs could inadvertently hurt homeowners with smaller homes on smaller lots if not planned carefully
- If “by right” ADUs cannot involve septic improvements, very few will happen because Board of Health requires upgrades if homes don’t pass the mandatory Title V that’s part of renovating/selling a home
- Which board would approve “by right” ADUs? The Zoning Board of Appeals is very structured (by law) with rules that are comprehensive and predictable for applicants.

The Housing Trust told Imai that a Special Town Meeting this fall felt premature given all the details to work out.

**Habitat funding:** The project at 1-11 Wellesley Street was approved in early July. Out of the remaining grant approved by the Trust in October 2020, Habitat requested more money at the deed transfer. Tom Timko moved to adjust the timing so that Habitat would receive \$240,000 at recording of deed and \$20,000 on sale of each unit, of which \$10,000 goes to condo reserve fund. Susan Haber seconded. Motion passed 7-0-0.

**Public comment:** Weston resident Elaine Forsythe asked for an update on the Trust's proposed Home Repair Small Grants program as she supports the program and sees the need for roof repairs in her neighborhood.

**Warren Ave:** Budget & maintenance request process postponed to next meeting. Christine will check dates with manager Monyette Vickers.

Meeting adjourned at 9:30 AM

Minutes respectfully submitted by Christine McKenna Lok (RHSO)