

**Belmont Housing Trust Meeting  
February 17, 2022**

**Attending:** Betsy Lipson, Rachel Heller, Judie Feins, Gloria Leipzig, Michael Marotta, Benjamin Meshoulam, Tommasina Olson, Paul Rickter, Judy Singler

**Guest:** Robert Hummel

**Update from Belmont Senior Town Planner**

Mr. Robert Hummel, Belmont Senior Planner attended to provide updates to the Belmont Housing Trust.

**McLean:** Public comment was closed February 1. It is projected that final Planning Board approval is expected sometime in next 6 weeks.

**Waverley Square:** The Economic Development Committee will hold a public forum March 8 at 7pm regarding the findings from the Technical Assistance Panel (TAP) of the Urban Land Institute (ULI). This is the result of a grant request for technical assistance for Waverley Square to look at walkability/bike-ability, redevelopment of the Square, and zoning changes.

Residents and stakeholders living within 1/4 to 1/2 miles will be invited by Mr. Hummel's office, Community Development, to do a "walk through" on March 3. Mr. Hummel offered to forward the schedule which is contained below.

1. **Starting now:** The ULI panel will collect public input via a survey. A link to the survey is on the attached flyer.
2. **Thursday March 3<sup>rd</sup> 5pm:** the ULI panel will conduct a site walk in Waverly Square with town staff and town officials.
3. **Friday March 4<sup>th</sup>:** the ULI panel will conduct virtual stakeholder interviews via Zoom with individuals identified by the Town.
4. **March 5-8:** the ULI panel will analyze data and information.
5. **Tuesday March 8<sup>th</sup> 7pm:** the ULI panel will present their recommendations during a public forum. There will be time for public questions and comment.
6. **After the public forum,** ULI will develop a final report with information that they received throughout the process.

Newton, as one of the members of the **West Metro Housing Consortium** (along with Belmont, Brookline, Lexington, Needham and Sudbury) issued an RFQ to assess Fair Housing trends. There was no response from the groups who received the RFQ.

**MAPC** is studying whether there is overbuilding of parking in existing multifamily areas.

**CPA grant agreement:** The Belmont Housing Trust unanimously agreed to ratify the Community Preservation Committee grant agreement.

**Housing Production Plan.** The current HPP expires May 2023. MetroWest is assisting Belmont HT in developing a new Housing Production Plan.

**Discussion on proposal for Moraine Street.** There is 68,800 square feet of property owned by one owner which may come up for sale. The owner can, by right, develop 8 housing units. It was suggested by someone on the Trust that 58 homes could fit on the property. Vince Stanton pointed out the proximity to the MBTA and advised that the Owner's name was Belmont resident LaFauci. The property starts at #3 Moraine and continues for 7 lots to the end of the Street. Mike Marotta offered to do a sketch of the area for the next meeting.

Paul Rickter noted that upzoning of this property requires a simple majority of Town Meeting Members rather than 2/3 majority.

Vince Stanton noted that Mr. LaFauci has owned the property since the 70's and had purchased a Right of Way from the MBTA. He also noted that PARE Corporation who provided intensive analysis as a Consultant for the Community Path identified the nearby area "Waltham/Belmont Community Path" and that "Equity scoring" resulting from developing transit oriented housing in this area would be favorable.

#### **Article for Belmont Citizens Forum**

Jeff North, Editor of the BCF, requested articles to be written by HT members for the next BCF issue (deadline April 4) regarding the common understanding of the Housing Trust. The topic would be: Road Map to Affordable Housing and Meeting Compliance.

Topics may include:

Income criteria for low income housing, how determined

Difference between Low income housing and Section 8

What is 40B

What is 40R

What is Workforce housing

What is Transit oriented housing

What are the MBTA rules

What is the Housing Production Plan

How does Belmont achieve compliance

What is multifamily zoning

#### **General Business**

The January 20, 2022 Meeting Minutes were unanimously approved

#### **Next Meeting**

March 24, 2022. Judy Singler volunteered to be Clerk for the next meeting.

Meeting adjourned at 9:33 pm.

Respectfully submitted,

Tomi Olson,  
Clerk for 2/17/2022 Housing Trust Meeting.