

Belmont Housing Trust  
April 12, 2022

Members attending: Rachel Heller, Betsy Lipson, Judie Feins, Gloria Leipzig, Madeline Fraser Cook, Judy Singler, Mike Marotta, Tomi Olson, Thayer Donham  
Guests: Julie Wu, Julie Perkins

**1. Diversity Taskforce Recommendations**

Julie Wu, member of the Belmont Diversity Taskforce, presented their recent recommendations; the report has been accepted by the Select Board but not yet the recommendations for Town action. The Taskforce sees them as a starting point and roadmap forward.

With regard to housing, there is evidence of discrimination by Belmont property owners and rental agents against holders of Housing Choice Vouchers ("Section 8") and against families with children, the latter expressed as concern about school costs and capacity. Both are violations of the Fair Housing Act. The Taskforce therefore recommends consumer education and training of landlords and real estate agents, as well as launching a local testing program (if possible). Considering the Planning Board's permit-granting discretion, there should be broad outreach around zoning and land use decisions to enable widespread participation among those unable to attend regularly scheduled meetings. And the Town website needs to provide much more housing-related information and links to state, federal, and non-profit sources of housing assistance.

Following up on the recommendations on the Planning Board (PB), Thayer reported that there was an initial presentation last night about the multi-family zoning mandate, which must get to Town Meeting by autumn 2023. They may suggest a new committee—drawing from other bodies in Town as well as the PB—to develop the new zoning. Members agreed we should seek to get a presentation to Town Meeting on the agenda in May-June.

**2. Housing Production Plan**

MAPC and Metro West Collaborative Development (MWCD) will be co-developing the new HPP with us. MAPC is now drafting a scope of work for the Trust to review. Betsy has kept Alisa at MWCD informed of process and progress.

The current thought is to ask MWCD to diversify and dive deeper into the community engagement work, e.g. via re-contacting Emergency Rental Assistance recipients. These qualitative data will complement the quantitative data MAPC assembles. There may be a possibility of MAPC creating a website for this work. The revised HPP is due to DHCD in May 2023.

**3. CPA Grant**

This grant is almost—but not quite yet—finalized. The agreement has been signed by the Housing Trust and CPC but not yet by the Select Board. We have waited nearly a year for this to be done, as it was approved by Town Meeting in spring 2021.

The subcommittee working on this needs to do a communications and marketing plan for the RFP issuance. They will meet on May 3 at 8:30 AM.

**4. General Discussion**

The focus was on potential development on Moraine Street, after the property owner approached the Housing Trust co-chairs about creating an affordable development the Trust would support. Under consideration are the parcels from 38 Moraine to the end of that side of the street. The zoning is GR; the strip of land behind the structures down to the MBTA right-of-way is under the same ownership.

Trust member and architect Mike Marotta presented some initial sketches of what might be possible, while preserving the housing at numbers 38 (2-family) and 42 (single-family). By right, 16 units could be developed, in addition to the three existing. With variances on density and height (permitted with 25% affordability), 25-27 units could be built that would blend with the adjacent and facing structures. These might be a combination of 2BR and 3BR flats and townhouses. Parking could be provided, partially behind the new units, if the sharp drop-off could be brought up to grade.

Here are details of each of the three sketches:

- **By right**, each of eight parcels with 50' frontage could be developed with a 2-family structure. Each would have an upstairs and a downstairs unit, with stairs and a front porch providing access to both. **Total additional units: 16.**
- With **affordable housing** allowing variances on density and height, five structures with side yards could be developed to yield 25 units. Between #38 and #42, a 2-family with an upstairs and a downstairs unit could be inserted. Along Moraine past #42, there could be 3-1-3, 3, and 3-3 structures totaling 16 units. The 3-unit townhouses would be two units over a flat. At the turn of the street, an additional 3-3-1 building could be added. Patios and a parking area would be in back past #42; more parking could be provided between the last two new structures. **Total additional units: 25.**
- Alternatively, again with **affordable housing** allowing variances on density and height, a continuous structure along Moraine past #42 could mix 3s and 1s to provide 18 units. At the turn of the street, the same additional 3-3-1 building could be added (and also the 2-family between next to #38). The 3-unit townhouses would be two over one with parking behind (no patios). **Total additional units: 27.**

Other considerations mentioned were: a) whether to include 1BR units (and possibly increase the total number as a result); b) whether the owner intends the development to be rental or homeownership.

**Next Meeting (Date & Time):** Thursday, May 19 at 7:30 PM

The meeting was adjourned at 9:30 PM.

Respectfully submitted,  
Judie Feins

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 154 of 2014  
Rec'd 3-4 20 14  
at 12 H 51 M A M

Attest  
*[Signature]*  
Register



**BY RIGHT**

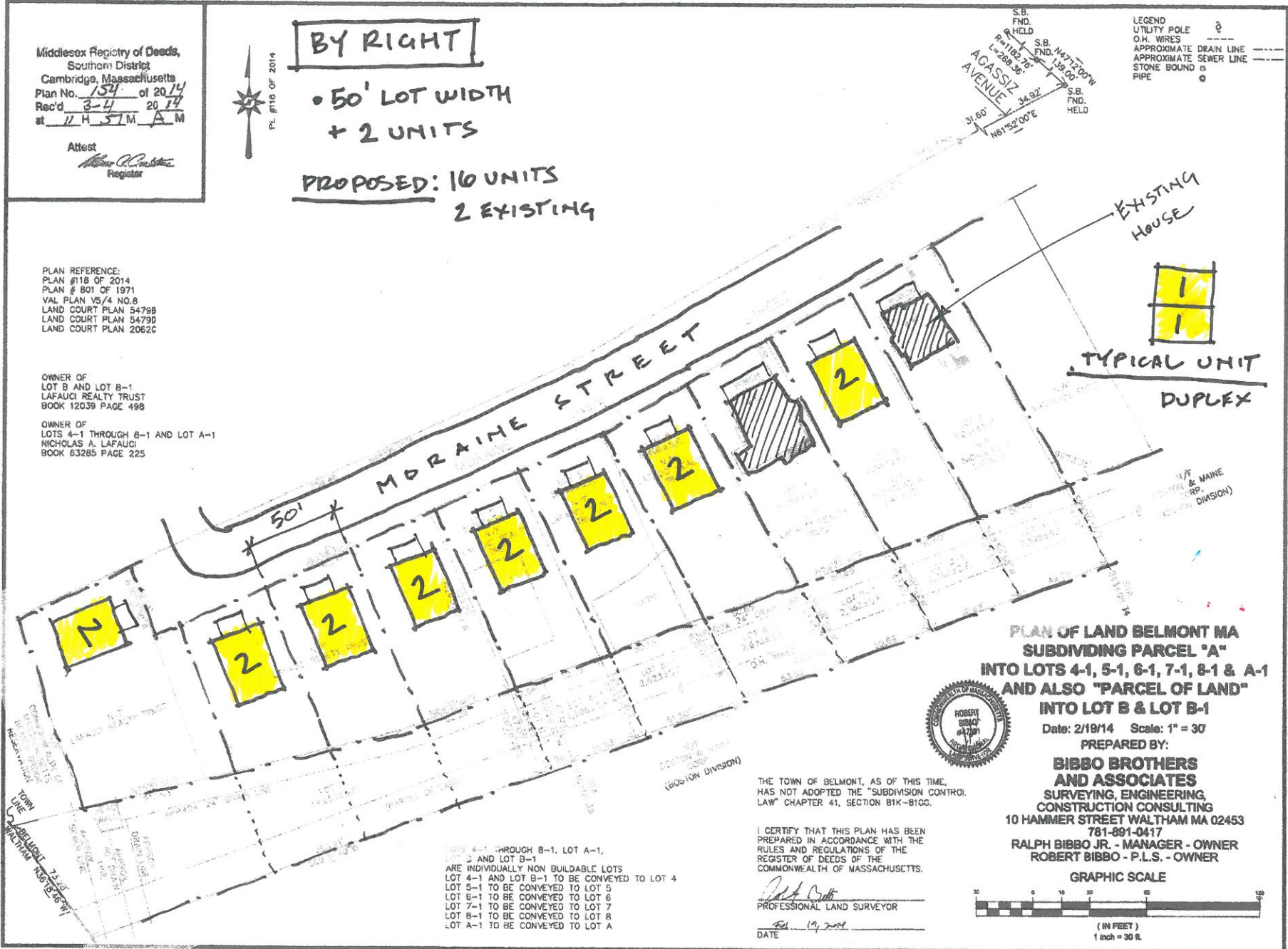
• 50' LOT WIDTH  
+ 2 UNITS

PROPOSED: 16 UNITS  
2 EXISTING

PLAN REFERENCE:  
PLAN #118 OF 2014  
PLAN # 801 OF 1971  
VAL PLAN 15/4 NO. 8  
LAND COURT PLAN 54798  
LAND COURT PLAN 54790  
LAND COURT PLAN 2062C

OWNER OF  
LOT B AND LOT B-1  
LAFAUDI REALTY TRUST  
BOOK 12039 PAGE 498

OWNER OF  
LOTS 4-1 THROUGH 8-1 AND LOT A-1  
NICHOLAS A. LAFAUDI  
BOOK 63285 PAGE 225



154 OF 2014



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 154 of 2014  
Rec'd 3-4-2014  
at 11 H 57 M A M

Attest

*Register*  
Register

PLAN REFERENCE:  
PLAN #118 OF 2014  
PLAN # 801 OF 1971  
VAL PLAN V5/4 NO.8  
LAND COURT PLAN 54798  
LAND COURT PLAN 54790  
LAND COURT PLAN 2062C

OWNER OF  
LOT B AND LOT B-1  
LAFALCI REALTY TRUST  
BOOK 12039 PAGE 498

OWNER OF  
LOTS 4-1 THROUGH 8-1 AND LOT A-1  
NICHOLAS A. LAFALCI  
BOOK 63285 PAGE 225

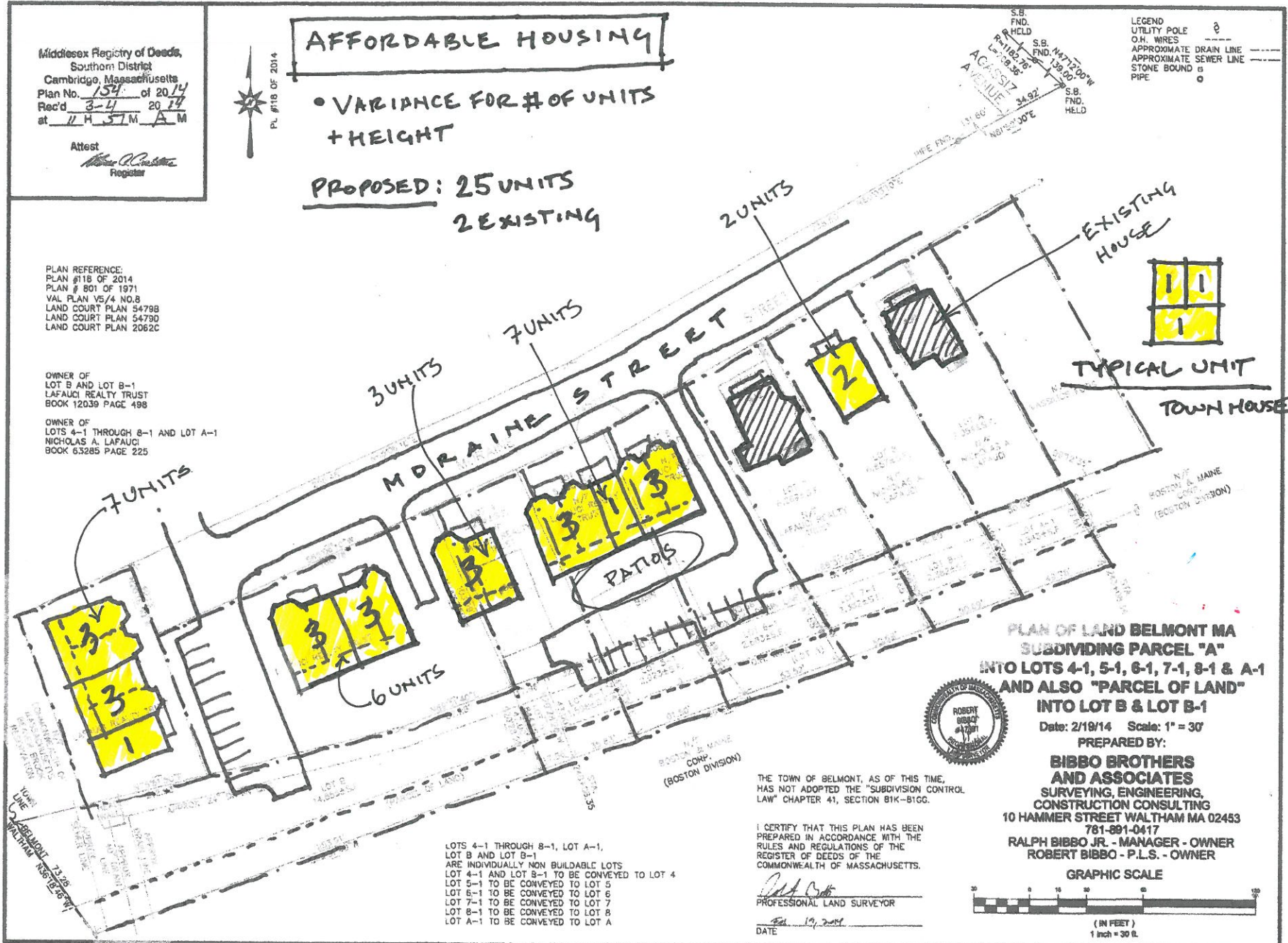


PL #118 OF 2014

# AFFORDABLE HOUSING

- VARIANCE FOR # OF UNITS  
+ HEIGHT

PROPOSED: 25 UNITS  
2 EXISTING



# DRAFT CONCEPT

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 154 of 2014  
Rec'd 3-4-2014  
at 11:57 AM

Attest

*Robert R. Bibbo*  
Register



PL #118 OF 2014

## AFFORDABLE HOUSING

- VARIANCE FOR # OF UNITS  
+ HEIGHT

PROPOSED: 27 UNITS  
2 EXISTING

PLAN REFERENCE:  
PLAN #118 OF 2014  
PLAN # 801 OF 1971  
VAL PLAN VS/4 NO.8  
LAND COURT PLAN 5479B  
LAND COURT PLAN 5479D  
LAND COURT PLAN 2062C

OWNER OF  
LOT B AND LOT B-1  
LAFALCI REALTY TRUST  
BOOK 12039 PAGE 498

OWNER OF  
LOTS 4-1 THROUGH 8-1 AND LOT A-1  
NICHOLAS A. LAFALCI  
BOOK 63285 PAGE 225

7 UNITS

18 UNITS

2 UNITS

EXISTING  
HOUSE



TYPICAL UNIT  
TOWNHOUSE

MORRIS STREET

PARKING

CORP.  
(BOSTON DIVISION)

PLAN OF LAND BELMONT MA  
SUBDIVIDING PARCEL "A"  
INTO LOTS 4-1, 5-1, 6-1, 7-1, 8-1 & A-1  
AND ALSO "PARCEL OF LAND"  
INTO LOT B & LOT B-1

Date: 2/19/14 Scale: 1" = 30'

PREPARED BY:

**BIBBO BROTHERS  
AND ASSOCIATES**

SURVEYING, ENGINEERING,  
CONSTRUCTION CONSULTING

10 HAMMER STREET WALTHAM MA 02453

781-891-0417

RALPH BIBBO JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER

GRAPHIC SCALE



(IN FEET)  
1 inch = 30 ft.

THE TOWN OF BELMONT, AS OF THIS TIME,  
HAS NOT ADOPTED THE "SUBDIVISION CONTROL  
LAW" CHAPTER 41, SECTION 81K-81OG.

I CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED IN ACCORDANCE WITH THE  
RULES AND REGULATIONS OF THE  
REGISTER OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

*Robert R. Bibbo*  
PROFESSIONAL LAND SURVEYOR

DATE 12/2/14

LOTS 4-1 THROUGH 8-1, LOT A-1,  
LOT B AND LOT B-1  
ARE INDIVIDUALLY NON-BUILDABLE LOTS  
LOT 4-1 AND LOT B-1 TO BE CONVEYED TO LOT 4  
LOT 5-1 TO BE CONVEYED TO LOT 5  
LOT 6-1 TO BE CONVEYED TO LOT 6  
LOT 7-1 TO BE CONVEYED TO LOT 7  
LOT 8-1 TO BE CONVEYED TO LOT 8  
LOT A-1 TO BE CONVEYED TO LOT A

154 OF 2014