

Belmont Housing Trust – Minutes for April 25, 2019 Meeting

2019 JUL 31 AM 9:17

Present: Chuck Clark, Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Paul Rickter, Joe Zarro

Absent: Madeline Fraser Cook, Tommasina Olson, Jeremy Romanul, Judy Singler

Guests: Julie Perkins, League of Women Voters; Jeffrey Wheeler, Senior Town Planner; Spencer Gober, Assistant Town Planner

The meeting was called to order by Betsy at 7:39pm.

Inclusionary Zoning Update. Jeffrey and Chuck presented revised language for the Inclusionary Zoning bylaw amendments that are on the Town Meeting Warrant. The change includes clarification for the value of the residential development that is being used to calculate the 5% cash payment in lieu of affordable units. The revised amendments will be presented at Town Meeting on April 29.

Since 2003, when inclusionary zoning was added to Belmont Zoning By-Laws, only two residential developments have been undertaken under inclusionary zoning: Cushing Square and Waverley Square, neither of which has yet to be occupied by residents.

Joe moved and Judie seconded to endorse the revised amendments and recommend favorable action by Town Meeting. Approved 5-0 with no abstentions.

Cushing Square Update. Jeffrey noted he will work on the draft affordable housing lottery documents for the Bradford next week. The Bradford development is proceeding slowly.

McLean Update. Rachel updated the committee on the work of the subcommittee on the McLean property. The subcommittee would like to get assistance from Mass Housing Partnership on analyzing the options and opportunities for the site.

Chuck noted that negotiations between McLean and the Board of Selectmen are likely to occur in the coming months, but timing is unknown. Rachel stated that she hopes the Trust can work on a vision and be prepared to have input in those negotiations.

Judie introduced a list of possible recommendations on McLean Zone 3 -- see attached. Jeffrey noted that the potential impact on traffic is going to be the key issue going forward. The Memorandum of Agreement between Belmont and McLean sets maximum traffic levels and any development is going to bump up against those traffic limits. Rachel requested that if a task force is formed to work on McLean that the Trust get a seat on that task force.

Further discussion on the opportunities with the McLean land, such as the chance of having a win-win-win for the Town, McLean, and the developer; transit-oriented development; and the proximity of the community path. The subcommittee will meet May 2 at 7:30pm.

Betsy moved and Judie seconded that the Trust engage with Mass Housing Partnership in developing a feasibility analysis of the McLean property. Approved unanimously.

Rachel mentioned that Metropolitan Area Planning Council is developing an online newsletter called Spark and is asking people to forward it to their social networks. Several members agreed to participate.

The committee adjourned at 9:17pm.

Submitted by Paul Rickter

Recommendations for McLean Zone 3

Judie & Gloria, 4/25/2019

1. Replace the existing zoning for Zone 3, rather than modifying it.
2. Permit McLean to subdivide the zone's ownership so that different types and densities of units can be separated. [Do we need to ensure a certain proportion for each sub-parcel?]
3. Indicate the Town's willingness and preference to work with McLean and its developer(s) to create a LIP project for at least one portion of Zone 3. [Should we state a minimum development size for the LIP?]
4. Require that the housing be served by shuttle service to Waverley Square [and perhaps Belmont Center?]
5. Inclusionary zoning bylaws apply at a minimum to all parts of the zone, if divided.
6. Do we need a commitment that both sub-parcels must go forward before construction can begin on any one piece of the property?
7. Should we also specify some proportion of units in the 80-120% of AMI range?

Allowed uses under new zoning

1. Set the minimum number of units at 200(?). [Should we set minimum and maximum for each sub-parcel, based on acreage?]
2. Set the maximum number of units at 300.
3. Set the maximum allowable density at 30 units/acre (same as Waverley Woods).
4. Permit multiple types of units = a mix of townhouses and flats, from 1 to 3 BR. Require some flats for accessibility.)
5. Permit (require?) a mix of rental units and condominiums.
6. Require that at least 40% of the units be set aside for (restricted to) seniors. [Apply this to each sub-parcel, if zone is split?]
7. Require that at least 20% of the units be set aside for families. [Apply this to each sub-parcel, if zone is split?]
8. Set the maximum height to 4 stories.

Incentives

1. Reduce parking requirements in recognition of shuttle service to mass transit.
2. Allow greater height than 4 stories.
3. Allow units beyond the maximum number, and/or greater density beyond the maximum in either portion of a subdivided zone, in exchange for greater affordability than required by inclusionary zoning.
4. Permit flexibility of requirement that affordable units be the same as all types of units proposed, in exchange for an increased proportion of affordable units of other types. [Thinking about not requiring affordable high-end townhouses, in exchange for substantially more (20%) affordable other units.]