

Belmont Housing Trust Minutes for 4/14//09

In Attendance—Judie Feins, Roger Colton, Carla Moynahan, Gloria Leipzig, Nancy Marsh, Jonathan Jacoby, Ann Silverman

Minutes—The minutes for the meeting of 3/19/09 were approved as corrected.

Municipal Coalition for Affordable Housing—There was further discussion of the meeting with Will Brownsberger on February 26 about the proposed legislation amending 40B. The two triggers that would exempt communities from the 10% affordable housing stock requirement are a partnership with another jurisdiction to reach the 10% threshold and zoning approval for multi-family development. Roger argued that whether this weakens 40B or promotes regional planning is a matter of perspective. Furthermore, it is largely irrelevant to Belmont given the constraints on development. The Citizens' Housing and Planning Association (CHAPA) is opposed to the legislation and Rep, Brownsberger supports it out of an environmental interest in limiting the "carbon footprint."

Roger reported on a conversation he had with Jay Szklut about regional planning for linking jobs, housing and transportation. Comparisons were made to other parts of the country that have governing county jurisdictions to oversee this coordination. Some discussion followed on the limits on development in Belmont.

Inclusionary Zoning—A report by Judie and Roger on a meeting with Dan LeClerc which was part of Dan's attempt to meet with town residents on a variety of issues. This meeting focused primarily on the inclusionary zoning by-law and the question of whether it is an impediment to development. The Trust's position is that the evidence from developers and other communities does not support this concern and Dan was encouraged to check this out for himself. It is expected that the Board of Selectmen will approve the proposed inclusionary zoning rules and regulations in late spring.

Carla had met with Angelo Firenze to discuss these rules and regulations, but found him more interested in a developer buy-out provision. She also explained and promoted the event scheduled for the next evening to gather ideas from the community for "Mapping Belmont's Renewal" as part of the Comprehensive Plan and Zoning Review.

Community Preservation Act—There was a disappointing lack of response in March from other stake-holders for a campaign to put CPA on the ballot and pass it for Belmont, but Judie still did not think that the Trust can take the lead. She will talk to Paul Solomon and continue to try and develop an independent group to do this. Elizabeth Grob was mentioned as someone who might possibly head

the effort. In the meantime, Ann S. did submit an application to CHAPA for an affordable housing outreach grant to help fund a CPA campaign.

5-Town Consortium—Ann S. reported on the recent meeting: Lincoln has decided not to continue in the consortium. The consultant, Louise Elving, is asking about the “pipeline”—is there enough development potential out there in the now four communities and what funding is available? There was further talk of enlarging the consortium; David Levy from Arlington will attend the next meeting on May 1.

Discussion then led to revising Belmont’s list of potential development sites, questioning whether Our Lady of Mercy is still in play and adding Sandler Skate, the Moraine St. dairy site, the ARC/McLean property, Purecoat, the possibility of available church properties and condo acquisitions. Roger is going to check with the Methodist Church about its plans for its Gilbert Road property and Imler House as well as looking into the former ARC property at McLean now that the second developer has backed out.

Ann was not sure about where this effort will go, but felt that regional development is a productive direction to be going. The discussion turned to the value of a Housing Production Plan in the context of Comprehensive Planning, at least for an analysis of potential development sites. Roger proposed an attempt to get multi-family development by right and South Pleasant Street came up. Carla brought up the Waverley Square experience of looking for input from the residents.

Metropolitan Boston Housing Partnership “Housing Conversation”—Judie announced that MBHP will hold a Housing Conversation in Belmont, but no date has been set. She provided information on a recent such event in Melrose.

Other—Comprehensive Planning event on April 15

“Welcoming Communities” forum by the Commonwealth Housing Task Force on April 30

Waverley Woods report:

- Potluck for residents April 16
 - Still no movement on signage (Olmsted Dr.)
 - Three trees were destroyed by a hit-and-run driver on Trapelo Rd.
 - Parking lot work is progressing and there will be a walkway put in to link Waverley Woods and Waverley Oaks.