

Belmont Housing Trust Minutes for April 21, 2011

In Attendance—Judie Feins, Gloria Leipzig, Ann Silverman, Alisa Gardner-Todreas, Charles Laverty III, Ann Verrilli, Jonathan Jacoby

Minutes—The minutes for February 15, 2001, were approved as amended; the notes for the meeting on March 24 will be posted.

Metro West Community Developers—Judie is setting up a meeting with Jeffrey Wheeler and Jay Sklut in the Belmont Community Development office to discuss the Moraine Street project and the status of Belmont's payments to MWCD. Gloria offered to help review the payment documentation and the contract to determine what has been paid. Alisa will try to attend the planned meeting.

The intentions of the owner of the Moraine Street property are not clear at this point, or if there are alternative options that MWCD might be able to participate in. At the moment, a more viable development project in Watertown looks promising.

Other Affordable Housing Opportunities—

- 1000 Pleasant Street Jonathan gave a brief report on the Planning Board public forum on March 29 at which boundaries, use and design considerations were discussed. The Pleasant Street district was seen to stop at Shaw's, residential use was not discussed and a lot of time was spent on building height. There were opinions expressed that the planning process might be simplified to facilitate easier commercial development.
- 307 Trapelo A 30-unit development has been put forward, although no formal application has been made. Bill Dillon is the developer and Curtis Beatten is the financial person involved. The project would trigger the inclusionary zoning by-law, but there does not appear to be any role for the Trust at this time.
- Sandler Skate Property Ann V. repeated what she had said at the March meeting that a single-story retail development is proposed, although there has been little sign of work on the site and Trust members were puzzled as to what sort of business might be found as a tenant.
- Oakley Overlay District Construction proceeds on the former Our Lady of Mercy site on Trapelo Road, although the Trust does not know when it is scheduled for completion, or which units are anticipated as affordable. Reportedly, the marketing program for these units is getting started.
- Immler House The house on Common Street owned by the Belmont Central Methodist Church has been rented and for the time being is not under discussion for acquisition. Ann S. offered to see if Jewish Family & Children's Services might be interested at some time in considering it for group home use.

Community Preservation Act—The CPA implementation by-law will come before Town Meeting April 25 or 27. The CPA Committee will allow for the five mandated members (Housing Authority, Conservation Commission, Planning Board, Historic Preservation Commission and Parks Department) and four additional members appointed by the Selectmen. Two amendments will be offered, one requiring that any projects considered for CPA funds will be reviewed to determine if they entail expenditures from the operating budget; and the second asking for the addition of a seat on the committee for the Recreation Commission.

The Trust's public education forum on CPA may well wait until next fall, after appointments have been made to the committee. Ann V. had attended the recent CPA conference and reported that Donna Brescia, newly elected to the Housing Authority, had also attended. Judie suggested that Donna be invited to the Trust's May meeting.

Trust Membership—Judie announced that Helen Bateman may be willing to ask to be appointed to the Trust, but there is still a need for a moderate-income member. Chuck will learn next week who will be designated the ex-officio member from the Housing Authority and Ann V. will apply for a regular appointment to the Trust.

Massachusetts Community Development Corporation—Ann S. asked if the Trust would be willing to join the MACDC again. The request was favorably received and Judie will pursue this. The annual fee is \$50, but it was not clear how this was paid in the past.

Waverley Woods—Despite some recent questions about perceived negative aspects of the Waverley Woods affordable housing complex, there was agreement that no active or formal response was called for. Positive news coverage of affordable housing generally would be welcome.

Submitted by Jonathan Jacoby