

Belmont Housing Trust  
Town of Belmont  
Committee Meeting Minutes

Meeting date:	June 23, 2005
Meeting location:	Town Hall
Time meeting commenced:	6:30 p.m.
Time meeting ended:	10:10 p.m.
Members present:	
Sallye Bleiberg	no
Roger Colton	yes
Judie Feins	yes
Jonathan Jacoby	yes
Gloria Leipzig	yes
Nancy Marsh	yes
Ann Silverman	yes

Roger Colton opened the meeting and distributed an agenda. Roger asked if there was anyone wishing to make a public comment to the Trust. No opportunity was requested.

Minutes from the meeting of May 19, 2005 were approved as corrected.

**Habitat:** Things are progressing. A starting date for the Project is still unknown.

**McLean:** The land has been transferred. Next Tuesday (June 28<sup>th</sup>), a ceremony has been scheduled for passing the deed to the Housing Trust. After some discussion, it was decided to have the Deed Transfer Ceremony as part of the combined Belmont Housing Authority/Belmont Housing Trust meeting. This meeting will be held on July 11 at the Waverley Oaks Development's community room. The advantage of doing the transfer at that time is that some of the senior residents would be included.

A Draft Request for Proposals (RFP) was distributed for review. Ann Silverman felt that we should do more prep work before putting out the RFP. We should ask Jeffrey Wheeler to attend all Trust meetings. McLean will be a major undertaking. The question was raised if there were drawings from Ken Buckland and the Cecil Group from our original work. Roger said that he would call Ken Buckland. We talked about issues including whether to develop condos or rental units and what tax credits are available.

**B Street:** One of the affordable units may close next week.

**Sandler Property:** The main focus of the meeting then switched to discussion surrounding the proposed development of the property on Concord Ave. formerly occupied by the Murray Sandler Skate Shop. Mr. Eli Jammal, current owner of the property and his architect Cliff Boehmer were present. As several neighbors also came to the meeting, it was decided to adjourn to the Selectmen's Room. The meeting reconvened with Roger Colton establishing ground rules for the meeting. According to Roger, this is a meeting of the Housing Trust. It is not a public hearing. It is not designed for public input. Mr. Boehmer began his presentation by explaining that his company specializes in designing multi-family housing and affordable housing. He tries to determine what will fit on a given site. He pointed out that there are a wide variety of properties

at that point on Concord Ave. There are various sizes of residential homes, some commercial buildings and buildings with a broad spectrum of architectural styles. He proposed two different buildings: 1. One cohesive single residential building. This would have 18 units with 20 parking spaces. It would have an elevator and be 3.5 stories high. 2. The second proposal called for 18 townhouse units with 27 parking spaces. Each townhouse would be 2.5 stories high. This project would be a 40B development with 25% of the units being affordable. Someone asked what the proposed price of the market rate units would be. At this time, they do not know. According to Eli, he would keep 2 units and his daughter would take 1 unit.

Roger pointed out that according to the Smart Growth plan, 25 units per acre is the standard measure. This proposal would be in excess of the State Standard. Roger suggested eliminating 3-4 units. The lot is approximately ½ acre. Therefore, 13 units would be more appropriate. He also pointed out that the role of the Housing Trust is to work with developers and neighbors to reach a “range of acceptance.” Approximately 10 neighbors attended this meeting.

**Our Lady of Mercy:** At the meeting held in the Senior Center, an e-mail list of interested individuals was started. A question has arisen as to whether the church building could be considered an historic building. Having the historic designation could slow the process, but it would also make additional funds available. Roger noted that Belmont has the “Right of First Offer” on the sale of the Senior Center.

**Developer Selection Process.** We should try to identify architects with whom we could work. Peter Roth is an architect who worked with a group in Jamaica Plain and did a great job. Ann Reitmayer recommends him. We should also pursue development partners. Boston Capital Properties was mentioned as a possibility.

**Strategic Alliance:** Judie Feins and Ann Silverman will meet Judy Freiwirth. They will report back to us.

**Affordable Housing Criteria:** Roger distributed criteria for affordable housing projects. He also passed out copies of the Friendly 40B Local Initiative Program (LIP) regulations.

**Park Ave.:** According to Roger, Dane Baird is interested in selling his property. He may develop it as a 40B. He may hire Bob Engler to assist him.

**O’Neill Property:** No change. As of May 30, 2005, O’Neill owes the Town of Belmont \$472,000 to be used for affordable housing.

**The Next Meeting:** We will meet with the BHA on July 11, 2005. Then we will meet on July 26, 2005 at 7:30 p.m. at Town Hall. We are hoping to have Judy Freiwirth, organizational consultant, and Dick Jones from Boston Community Capital to meet with us.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,  
Nancy Marsh, secretary