

Belmont Housing Trust Minutes for November 15, 2012

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Present—Judie Feins, Alisa Gardner-Todreas, Jay Szklut, Charles Laverty III, Gloria Leipzig, Charles Clark, Ann Verrilli, Helen Bakeman, Jonathan Jacoby

Absent—Ann Silverman

Guests—Judith Ananian Sarno, Sheila Flewelling

Minutes—The minutes for the meeting of October 18, 2012, were approved as corrected.

Housing Forum—The November 1 Forum presented the housing, population and income data that the Metropolitan Area Planning Council (MAPC) had collected for Belmont. Comments, questions and suggestions were received from those attending. Jennifer Raitt of MAPC is now tabulating the data. The deadline for completing the three-town coordinated regional plan has been extended to the end of March. Judie asked if the underlying census data used could be provided to the Trust. She also suggested that a brief report on the housing production plan be given at a possible January Town Meeting.

Planning Board—Chuck C. reported that the developer for Cushing Village had presented revised plans for the “corner” building (Trapelo & Common) with a traffic plan. There is now agreement on two of the three buildings. The total number of residential units is about 120. The former UCC church site in Waverley will be developed for as many as six units. A Planning Board working group is looking at how to allow for maintaining a significant building such as the church and still make the development economically feasible, perhaps with a “density bonus.”

Inclusionary Zoning—The group exploring changes to the inclusionary zoning by-law continues to meet with the “trigger and percentages” still on the agenda. There was a discussion of how many Town lots could be subdivided. The inclusionary zoning by-law has produced little affordable housing because there have not been any developments of sufficient size. It was noted that time is short before a possible January Town Meeting and that the Planning Board should have this matter on its agenda.

Community Preservation Act (CPA)—Ann V. and Chuck L. reported that at the November 8 CPC meeting 16 applications for funding were presented and 8 were accepted for the second round. Final applications are due by the end of November and the funding grants will be announced at the meeting on December 12.

There was concern expressed that the funding criteria and guidelines are not clear. The Trust may want to bring its concerns to the CPC.

General Administration—The December 20 meeting date was agreed to. Jay reported that there is no “Affordable Housing Trust Fund” in existence. The documents establishing the Housing Trust call for a fund, but it was not created. This needs to be addressed.

Submitted by Jonathan Jacoby