

**Belmont Housing Trust Minutes for April 19, 2012**

2015 NOV -5 AM 9:39

**In Attendance**—Judie Feins, Helen Bakeman, Alisa Gardner-Todreas, Charles Clark, Ann Verrilli, Charles Laverty III, Gloria Leipzig, Jonathan Jacoby

**Absent**—Ann Silverman

**Guests**—Frank Santafe, Jay Szklut, Chris Starr, Roger Colton, Steve Leferriere

**Minutes**—The minutes for March 15, 2012, were approved as submitted.

**Chris Starr**—Chris Starr of Smith Legacy Partners presented a power-point presentation on his Cushing Village development proposal. He traced the history of his interest in developing the Trapelo Road/Common Street site beginning before the Cushing Square Overlay District was established in 2006. Over the next eight years he has modified the design several times, decreasing the size and number of units to the present 37,000 square feet of retail space on one floor and 142 residential units (82 1BR & 60 2BR). Eighteen units are proposed to be affordable.

Due to current market financing they will be rental, but could be converted to condominiums at a later time; Chris would prefer they remain rental. The single bedroom units will be 700-900 square feet and rent for \$2100/month (2BR at \$2700). His stated supportive rationales for the development include jobs, enhanced town revenues and housing options. He expects to receive permits and start work this year. His web site is <http://cushingvillage.com>.

**Metro West Collaborative Developers**—Steve reported briefly that Nick LaFauci is presumably intending to develop his Moraine Street property himself. Steve will keep in touch with him.

**Executive Session**—At 8:35 PM it was moved, seconded and approved unanimously to move to executive session to consider the purchase, lease or value of real property with the intention of reconvening as a public body. Voting in favor were Judie Feins, Helen Bakeman, Alisa Gardner-Todreas, Ann Verrilli, Jonathan Jacoby, Gloria Leipzig, Charles Clark and Charles Laverty III. At 9:07 PM there was a unanimous vote to reconvene in public session. Voting in favor were Judie Feins, Helen Bakeman, Alisa Gardner-Todreas, Ann Verrilli, Jonathan Jacoby, Gloria Leipzig, Charles Clark and Charles Laverty III.

**MWCD continued**—The new MWCD Board was on retreat March 31 and the transition is still in process. Belmont representation will be voted on at the next meeting.

**DRAFT Inclusionary Zoning Rules and Regulations**—There was a discussion of perceived weaknesses or gaps in the proposed rules and regulations which are intended to implement the Inclusionary Zoning By-law. The question was raised as to whether the rules and regulations can clarify the by-law, or if it needs to be amended. Jay Szklut and Roger Colton thought it may be necessary to revisit the by-law. Judie asked that the Planning Board formally request the Housing Trust to review and comment on the proposed rules and regulations. Chuck Clark will take this request to the Planning Board.

Submitted by Jonathan Jacoby