

Belmont Housing Trust Minutes for April 19, 2012

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**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

Metro West Collaborative Development Update

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**Active Opportunities**

Imler House: We need to bring a concrete proposal to the Church in May (the day before the next Trust meeting) so it is important for the Trust to provide feedback at this point. Ann S and Steve circulated a few emails the week of April 9 about the outstanding issues and some potential solutions. Steve will be at the Trust meeting for further discussion.

Moraine Street: No update. Steve has called Mr. LaFauci a few times in the last couple weeks, but is not leaving messages and will continue to try to reach him over the next month.

Purecoat: Steve and Jay have not spoken since their February 27 meeting.

Waverly Opportunity: No update.

0 Lamoine St: No Update

**Inactive Opportunities Worth Watching**

McLean – ARC: Several folks seem to be interested in the site, although Northland seems to have a leg up on everyone as they have supposedly concocted a scheme that would not require rezoning. McLean continues to be unwilling to engage in any form of rezoning with any one.

20 Moraine Street: Steve still has not contacted the owner.

288-292 Trapelo Rd: On the back burner until we reach out to the owner of 280 Trapelo Road in June/July.

Catholic Churches: The Archdiocese has announced another round of proposed Church mergers including the merger of Saint Joseph Parish and St. Luke Catholic Church, both in Belmont. The proposal on their website is for comment at this point in time, so much can still change. However, we'll continue to keep an eye on it.

United Methodist Church: The Belmont United Methodist Church and the St. John United Methodist Church in Watertown have also been collaborating over the years and this bears watching, although the Watertown Church is much smaller and is the one that is significantly less likely to continue operating as a Methodist Church..

Congregational Church: The Congregational Church at 471 Trapelo Road was on the market for nearly \$2 million but has recently gone under agreement. Closing is not anticipated until the end of 2012 so the deal could still fall apart.

## Organizational Update

Metro West Collaborative Development had its initial board retreat on March 31.

St. Joseph Hall, Watertown: Metro West CD purchased St. Joseph Hall on March 9. We've also officially nominated the building for listing on the National Register and applied for funding from the Marshall Home Fund. We anticipate hearing from DHCD in May or June and are also planning to hire MB Management to manage the property beginning on July 1.

MAPC: The MAPC "Team" has reviewed a draft regional data report, which will be modified and then available to each community for incorporation into their public planning processes. MWCD staff is working on a fact sheet and survey tool. We anticipate having an AmeriCorps Volunteer helping with the community outreach in Mid-May.

West Metro HOME Consortium: Our HOME Consortium is currently considering several models of funding distribution that would result in individual communities "losing" their specific annual allocation, but "gaining" access to the entire (or at least a larger) pool of funds. The "Pool" model would also lesson significantly the administration burden on individual towns. The Pool model is similar to how several other consortiums in Mass. Operate. To discuss this more, or to weigh into the conversation please give Jennifer a call as the recommendation will likely go to the full Consortium for approval in June.