

**TOWN OF WINCHESTER
AFFORDABLE HOUSING TRUST
Tuesday, February 28, 2023
Meeting Minutes**

OPENING

Chair Marty Jones called the meeting to order at 5pm via zoom remote participation.

The following Affordable Housing Trust (AHT) members were present: Marty Jones (Chair), Carey Sue Barney (Vice Chair), Town Manager Beth Rudolph, Mike Bettencourt (Select Board), Robin Swan, Stacey Irizarry, Kris Galletta and Michael Queenan. Shelly Goehring was also in attendance.

BUSINESS

1. Meeting Minutes:

- a. Minutes from December 13, 2022 and January 24, 2023 meeting were reviewed.

Motion Approve the meeting minutes for December 13, 2022 and January 24, 2023 as presented.

Roll Call In favor: Jones, Barney, Rudolph, Bettencourt, Swan, Irizarry, Galletta, and Queenan. VOTED
Swan – Barney

2. Subcommittee Report – Goals & Strategies

- a. Kris Galletta reviewed the proposed “Winchester Affordable Housing Trust – Mission Statement and Goals.” The goals were broken into two main buckets – creation of low/moderate housing units and financial.
- b. Ms. Jones recommended the following edits:
 - i. In items 1(a) and 1(b), revised from “financially” to “financially and publicly”.
 - ii. In item 1(c), add “in collaboration with other Town boards and committees”.

Motion Approve the 2023 goals and strategies as presented with proposed amendments.

Roll Call In favor: Jones, Barney, Rudolph, Bettencourt, Swan, Irizarry, Galletta, and Queenan. VOTED
Galletta – Swan

- c. The group discussed next steps with respect to implementation of the goals and strategies.

- i. Mr. Galletta recommended prioritizing items 1(e) and (f), and items 2(c) and (d). Mr. Galletta and Mr. Queenan will take the lead on researching these items.
- ii. Ms. Barney recommended reaching out to Suzanne Norton at the Jenks Center regarding programs people are using under item 1(e).
- iii. Ms. Jones stated that she would take the lead regarding discussions with the Winchester Housing Corporation. Ms. Rudolph stated that should would be happy to engage Town Counsel in a review of documents if needed.
- d. Ms. Goehring recommended that the Town think about formalizing our definitions regarding what is “low” and “moderate” incomes, as well as our policies and procedures. She noted that Brewster had recently put together a comprehensive document that we could use as an example. Ms. Jones recommended that the group discuss this further at our next meeting.

3. Subcommittee Report – Webpage

- a. Ms. Jones stated that the webpage subcommittee was working with members of the Housing Partnership Board to evaluate the housing information available on across the Town’s website, and expects to have recommendations at the Board’s next meeting.

4. Updates on Housing Development Projects

- a. Watefield Lot Project – Civico is currently completing the due diligence process, which was extended to March 15th, and the Select Board is reviewing the pre-permitting set that was submitted in mid-December. The Board is likely to review at their March 6th meeting.
- b. 87 – 89 Cross Street – DHCD issued their eligibility letter, and the applicant can now move forward with applying for a comprehensive permit with the ZBA.
- c. 654 Main Street – The Town was recently notified that we received a positive decision from the Land Court in the appeal of the Planning Board’s decision regarding 654 Main Street: the court granted summary judgment to the Town and the developer, affirmed the Board’s grant of the special permit, and dismissed the appeal.
- d. Washington & Swanton Street – The applicant has applied to MHP for a request for determination of Project Eligibility. MHP has scheduled a site walk for Monday, March 6th at 11am. The Select Board will be drafting a comment letter to MHP regarding the application. Ms. Jones recommended that the AHT send a letter of support to Select Board.

Motion Move that the AHT submit a letter of support for the Washington-Swanton Street project to the Select Board as part of the MHP eligibility review process.

Roll Call In favor: Jones, Barney, Rudolph, Bettencourt, Swan, Irizarry, Galletta, and Queenan. VOTED

Galletta – Barney

- e. River Street and Cambridge Street 40B Projects – Ms. Jones stated that several groups were planning an information session in April or May at the Jenks Center to help publicize the expected availability of the affordable units in the two developments.
- f. 160 Forest Street – Mr. Bettencourt stated that the Town was still considering partnering with Habitat for Humanity regarding redevelopment of this property.

5. New Business

- a. Community Preservation Act – Mr. Bettencourt stated that the Board was interested in bring this forward to Spring 2024 Town Meeting, with a town-wide election in November 2024. The Board is hoping to spend the next year building community engagement and support for the CPA and is looking at strategies used by other communities who were recently successful in getting the CPA passed (*i.e.* Natick).
- b. Ms. Jones stated that there are several uncontested or vacancies on various boards going into the March election, including the Planning Board.

6. Meeting Schedule

- a. The next meeting is scheduled for Tuesday, March 28th at 5pm via remote participation.

Meeting adjourned at 5:54pm.