

Winchester Housing Partnership Board
Minutes for the Meeting of September 7, 2016

Present at this meeting were John Suhrbier (Chair), Allan Rodgers (Vice Chair), Laura Fitzgerald, Cathy Boyle, Jerome Garciano, Naomi DeLairre, Susan McGonagle, Michael Bettencourt, David Miller, guest Marty Jones and Susan Verdicchio, who prepared these minutes.

Absent were Felicity Tuttle, Jody Collins-Skinner, and Charles Tseckares.

John Suhrbier introduced a new HPB member, David Miller, representative from the Winchester Conservation Commission and other board members introduced themselves.

Public Comment: Chair John Suhrbier noted that he had received an email from Selectman David Errico saying that many residents wanted to attend this meeting to discuss the 40B proposal for Forest Ridge. The Chair said HPB submitted a letter to MassHousing on the Forest Ridge application on August 10 as part of the 40B application process for municipalities that have established a local housing partnership board, and outlined the public comment process. Approximately 12-14 residents, including Selectman Errico, made comments and asked questions. Comments were critical of the proposal and objected to the process followed by the HPB in preparing the letter to MassHousing.

Old Business: The Chair gave an update on the inclusionary zoning provision added to the new town center zoning bylaw, which the Planning Board approved 4-1 (with one member abstaining).

The Chair and Allan Rogers gave an update on the Fletcher Fund, that the Town Manager has formed a working group, whose members include Superintendent of Schools Judy Evans.

The Chair gave an update on the re-sale of an affordable first-time home buyer unit at The Willows on Conant Road. Several applications were received, and on a second sale the process is first-come-first-served and there is no local preference given to a prospective buyer currently living in Winchester.

The Chair and Laura Fitzgerald gave an update on the condominium project at 15 Dix Street. There is an issue with the location of the parking spaces for the one affordable unit. It would not

comply with regulations if only the affordable unit had parking located outside while market-price units' spaces were inside. The developer is working with his legal counsel.

The Chair updated the board on the upcoming fall Town Meeting presentation he is preparing on the economics of affordable housing in Winchester. He mentioned a recent *Boston Globe* article that reported most affordable housing located in the suburbs is for seniors. At the Chair's request, Naomi had compiled a list of new construction in Winchester since 2014 and the median sales price was \$1.5 million. John's draft for the presentation has three parts: construction trends in Winchester; demographic changes based on Metro Area Planning Council data (aging population, fewer persons per household, need for more units for the same population); and impact on town revenue. John also updated the board on the City of Newton and Town of Lexington's comprehensive housing plans, and would like to see Winchester undertake something similar.

The Chair and Mike Bettencourt updated the board on the possibility of seeking a Fall Town Meeting vote on adopting the Community Preservation Act. (Mr. Bettencourt left the meeting at 9:40 p.m.)

Cathy Boyle updated the board on revisions being considered by the Housing Authority on its proposal, to go before Town Meeting, to allow local landlords to partner with licensed service providers in connection with affordable, independent-living opportunities for persons with disabilities.

The board voted to approve the draft meeting minutes for the meeting of June 22, 2016.

Next meeting: October 19, 2016.

Meeting adjourned at 10:50 p.m.