

**Winchester Housing Partnership Board  
Minutes for the Meeting on Wednesday, January 15, 2020**

Present: Chair John Suhrbier, Allan Rodgers, David Miller, Diab Jerius (Planning Board), Naomi DeLairre, Marty Jones as Clerk Pro Tem.

Absent: Cathy Boyle, Michelle Bergstrom (School Committee), Michael Bettencourt (Select Board), Lisa Matrundola (DAC), Felicity Tuttle

Two vacancies: At Large and Representative from Council on Aging

NEXT MEETING DATE: Wednesday, February 19

The meeting was called to order at 7:30 PM

**Minutes for December 2019 Meeting:**

The minutes were approved unanimously.

**New Members of the WHP**

There currently are two vacancies on the Partnership Board. One of these is an-at large member appointed by the Town Moderator; the other is the liaison representative from the Council on Aging. Ideas for potential new at-large members were discussed. Town Clerk Mary Ellen Lannon has re-posted this vacancy, with applications due on Jan. 22. Networking may be the best way to identify potential members rather than relying simply on announcements.

**Winchester Affordable Housing Trust**

No updates or new Trustees appointed since the WAHT was formally created in December.

**Master Plan**

An initial draft was completed in late December for review and comment by the Master Plan Steering Committee and the Planning Board. The draft includes a summary matrix of responsibilities and action items. A revised draft will be available for public comment in late January, and a public meeting will be held in February. The goal is to have the Master Plan approved by the Planning Board before the end of March.

**Affordable Unit 222 Washington Street**

The owner of the second floor at 222 Washington Street wants to sell this deed restricted unit. It was agreed that the unit should be inspected by the Town to assess the possibility of deferred maintenance that should be repaired before the re-sale. John will coordinate this with the Town and Naomi is willing to join the walk through of the unit.

This unit has the "old" DHCD " deed restriction language regarding the calculation of the re-sale price which DHCD is asking be updated to their new form as part of a sale to a new

owner. The unit will be advertised and offers reviewed on a “first come, first served” basis. The DHCD no longer requires a lottery on a re-sale.

### **River Street Project**

Another ZBA Continuation Hearing on this project was held on January 13. There has been no change in the number of housing units. The developer, though, has made changes to the exterior design, layout, and finishes of the building in an effort to create more of a buffer to the side and rear of the building. The developer and peer review consultant for architectural design will continue to meet to discuss further refinements in the design. The other technical issues - stormwater, traffic, landscaping, and drainage - also are being discussed with town staff and other boards. At the next ZBA meeting, scheduled for January 27, the formal hearing may be closed and the ZBA then would move on to discuss conditions which would be placed on an approval.

### **Converse Place**

The developer, Ian Gillespie, and his architect, David Hacin, met with the Planning Board in January to introduce themselves and to discuss alternative building masses having a different mix of building height and open space. The intent is to stay within the building height and FAR, allowed by the Zoning Code but a six story building will have more open space than a four story building. The existing building will be demolished and a new mixed use (residential and retail) building will be constructed. No architectural designs have been yet submitted, or even developed.

### **Fells Hardware Redevelopment**

This site also is under an agreement with Ian Gillespie. He is scheduled to present alternative preliminary conceptual plans to the Planning Board on January 28.

### **Waterfield Lot**

9 teams submitted proposals in response to the Town’s Request for Qualifications:

- Civico
- Diamond Sinacori & Urban Spaces
- Just-A-Start (JAS)
- Michael Manzo
- Mary McKenna & Associates
- MPZ Development & Capstone Communities Development
- NOAH
- Pennrose
- Winn Development

A Town Review Committee is evaluating these and a determination then will be made on which teams will be invited to submit a full proposal.

The Town and MBTA still have not agreed on final plans for the reconstruction of the Winchester Center Commuter Rail Station. The timing of this construction will depend on whether a complete or partial shift down of the station is chosen. The timing of this work will

affect the development of the Waterfield lot, but at a minimum developers will need to know the final MBTA design and easement requirements before they are able to prepare and submit a proposal.

### **Washington Street/Swanton Street Project**

No one is aware of any new activity, plan submissions, or meetings held with Town staff or the Planning Board.

### **Mt. Vernon Street Building**

John Leavitt, the owner of the two-story building located at the corner of Mt. Vernon and Winchester Place has again discussed with the Planning Board the possibility of adding a partial 3rd floor to the existing building. This addition will likely contain less than 6 new units and, therefore, not be required to include an affordable unit. The Partnership Board should discuss asking the owner to commit to accepting a Project-based Section 8 unit in the building.

### **Winning Farm**

There is still no agreement among the Town, the developer, and DHCD on the location of the two affordable units and also the developer's contribution to a third affordable unit located offsite. It was suggested that we research the development agreement to understand how this impasse will affect the developer's ability to get Certificates of Occupancy and continue to sell units.

### **Subsidized Housing Inventory**

John reported that DHCD updates this Inventory every two years. The Town is preparing the data required for this updated submission to DHCD.

### **Climate Action**

There was a discussion of whether the Housing Partnership should advocate for the inclusion of design features in new buildings that would reduce the carbon footprint of housing developments in Town. The Massachusetts Climate Action Network (MCAN) is doing a webinar series on net zero affordable housing. The results of the first two of these webinars are available on the MCAN web site. One possibility being discussed is the idea of having any development on the Waterfield Parcel serve as a Climate Action pilot project. Members agreed that this topic should be discussed further.

The meeting adjourned at 9:35 PM

Respectfully submitted,

Marty Jones, Clerk pro Tem