

**Winchester Housing Partnership Board
Minutes for the Meeting of February 9, 2022**

Present: Chair John Suhrbier, Allan Rodgers, Michael Bettencourt (Select Board), Michelle Bergstrom (School Committee), Cathy Camp Boyle (Housing Authority), Naomi DeLairre, Diab Jerius (Planning Board), Jifeng Liu, Marty Jones, David Miller (Conservation Committee), and Felicity Tuttle as Clerk Pro Tem.

Absent: Lisa Matrundola (Disabilities Access Commission), Edward martin (Council on Aging)

Guests: Ian Gillespie, Jan Steenbrugge, David Tabenken (10 Converse Place Development Team), David Feigenbaum, Sally Dale (Planning Board)

NEXT MEETING DATE: MARCH 16, 2022, 7:30

1) MINUTES FOR DECEMBER AND JANUARY:

Both months' Minutes approved as presented.

2) 10 Converse Place: Ian Gillespie, David Tabenken and Jan Steenbrugge

Presentation: The Converse Place Team has made considerable changes to both the exterior and interior design for 10 Converse Place, located at the corner of Mt. Vernon and Converse approximately opposite to the Winchester Police Station and the Winchester Fire Station in the Center of Town. The Planning Board is aiming to vote on this updated design as part of their meeting of March 8th and has requested final input from town boards on or before March 1st.

Overview: The Team noted that the updated landscaping design is not reflected on these drawings. A portion of the land to the east is owned by the town, but they are expecting to work with the town to install the plantings desired. Aerial views were shown first of the current building and the grassy area which surrounds it on two plus sides and then of the footprint of the proposed new 10 Converse Place building. One of the major changes is the setback for the 5th floor, enabling various deck areas. There now are two-story bays at the 2^d and 3^d floors facing Converse Place. While they previously had ramps to the garage parking on the lower level, they now are providing automated parking with two vehicle lifts; this has saved a considerable amount of space on the 1st floor for use as commercial and work-live spaces. On the side of the building toward the Aberjona Bridge and Town Hall, there are now outdoor balconies on the 2^d, 3^d, 4th and 5th floors. This results in 33 of the 43 planned units now having some kind of outdoor space. The edge of the building on the northeast corner near the sidewalk has been softened by making it into a curve up all of the stories. The concave curve of the building on the south side along the pond also has been reworked.

Number & Types of Units: Commercial space is planned for both the Mt. Vernon Street front 1st floor space and the rear 1st floor space facing toward the Mill Pond. Both of these commercial spaces would be sold to an owner and either could be used by the owner or rented out. Three live-work residential spaces will be located on the 1st floor on the east side of the building. These will have the ability to carve out interior space as desired. Overall, the residential space includes the 3 units on the first floor, 11 units on the 2^d, 11 on the 3rd, 10 on the 4th and 8 units on the 5th floor. The 1st floor ceiling

heights, including live-work units, will be 14'; the ceiling heights for all upper floors will be 9'.

Ventilation: A question was asked about the plans for ventilation and plans for air exchange; with Covid, 5-6 exchanges per hour are important. The team said that there will be windows with operable parts and some interior fresh air, with a detailed ventilation and circulation plan to be prepared as part of the subsequent building design phase. This aspect will be designed in collaboration with the town's new Sustainability Director.

Live-Work Units: Another person asked whether the one 1st floor affordable live-work could be purchased by the town and then rented to an income eligible person. Any of the live-work units could be used as studios whether for artists or for someone giving music lessons as there would be good sound insulation and they are each about 1,150 square feet in size in addition to having a 14' ceiling height.

Distribution by Unit Type: Based upon suggestions made by the Housing Partnership Board, the number of proposed studio units has been reduced so now there are the 3 live-work units on the ground floor and just 2 studios on the higher floors. The remainder of the units contain one, two, and three bedrooms. The 4th floor condos have terraces with nothing above them; the same with the top floor units. For some of the lower floor units, there are 3 with Juliette balconies [one can open the door inward from a safety railing but no balcony to go out on; a few have 2 balconies.

Distribution of Affordable Units: Of the 43 planned units, 6 will be affordable units consistent with zoning code for the CBD. Four of these will be priced so as to be affordable for a household income <80% AMI [Area Median Income], and two will be priced to serve households in the 80%-120% AMI range. The development team knows that the 80% AMI units are subject to DHCD approval, with the town using the same criteria for the two other units. As a result, the development team said they will be flexible in order to achieve that end. Currently the four 80% AMI affordable units will be: 1 Live-Work on the 1st floor, a one bedroom and a two bedroom on the 2nd floor, and a 2 bedroom on the 3rd floor. For the 80-120% income range, the units will be a three bedroom on the 4th floor and a one bedroom on the 5th floor. A question was asked whether all six units should be priced for an <80% AMI income as then DHCD would include all six of the units in the town's Subsidized Housing Inventory (SHI). While the developer is willing to structure it either way even though having two units in the higher AMI category helps them somewhat on the sale price, it was pointed out there is a significant housing need within this higher income category and it is important to also serve this need.

Pricing: In response to a question, the current anticipated average price for the market rate is expected to be approximately \$1,000 per square foot, but this is still early in the design and cost projections.

Zoning Type for the Development: The development is being proposed as a PUD or Planned Unit Development, which by the Zoning By-Law requires providing additional housing "diversity," which is then not quantitatively defined. Members agreed the proposed mix of housing is sufficient to justify use of the PUD zoning provisions. In addition, the development enhances the existing open space and provides amenities for public use. One person had a suggestion of creating a walkable portico along the Mt. Vernon side so that people could walk under cover and look in the commercial space

windows, thus feeling not as claustrophobic with that face of the building being crushed up against the sidewalk much like the group of stores which include Scotti Insurance, etc.

Generally, the members of the Housing Partnership Board were very complimentary about the changes in design which have taken place and especially the softening of the façades of the building. The reduction of the number of studios and the associated increase in the number of 1 Bedroom units is a very helpful change. The sizes of the studios and 1 Bedroom's are now quite comfortable. The ability for many of the units for residents to actually go outside on a balcony is very good; Juliette "balconies" do not provide that same opportunity, which is not as appealing. Members thanked the Development and Design Team very much for their efforts and their presentation. After their departure, the Chair agreed that he and the Clerk Pro Tem would combine their info and would prepare a draft of the memorandum requested by the Planning Board. This draft then would be circulated to the individual board members for them to reply directly back only Chair so as to remain in compliance with the Massachusetts Open Meeting Law.

3) Washington and Swanton Lot Update: Michael Bettencourt

The Select Board has hired Mark Reenstierna of Arlington to do a current appraisal of the property. He has a 30-day deadline for his appraisal. The Select Board believed it would be important to have a very current appraisal – since the one from late summer or early fall of 2021 – and also for him to be able to advise regarding the impact of Fall Town Meeting's added requirement that the building be 100% rental. We are concerned that several issues have arisen from the TM requirement. One major issue is that it may be impossible to get proposals which will make the town whole or anywhere near whole for its eminent domain purchase price. Another issue is that as a 40B proposal – which would be very likely – the developer would need to include either 20% or 25% (depending upon Affordable income levels attached to those percentages), on "paper" wThe would get "credit" in our SHI for all of the units, in actual effect, only 1/5 or 1/4 would be actually affordable. This is permitted by state law, hence the "credit," but, in developer cost-cutting, might also lead to a less attractive or appealing building for the neighborhood. We have wondered whether splitting the development into two buildings on the one lot, one for rentals only and one for condo purchases, with the DHCD approved percentages of Affordable units in each building and unit size, would enable a developer to have market rate condos to sell. Thus the developer could be more creative in proposal responses and in the purchase price to the town for the lot. Essentially the town wants to sell this land and have a reputable developer build units which will be an asset to the town and neighborhood.

4) Negotiations with CIVICO regarding the Waterfield Lot: Michael Bettencourt

Since the Referendum vote to accept the original CIVICO proposal was narrowly rejected in the June, 2021 resident vote, the Acting Town Manager and the Assistant Town Manager, working closely with the Select Board, has had regular meetings with CIVICO in order to negotiate aspects of their Waterfield Lot Proposal that are consistent with the September 2021 recommendations of the Waterfield Task Force. The Select Board has scheduled a public information meeting for next Wednesday, February 16th, where the results of these negotiations will be presented and two members each from the Planning Board, Finance Committee, and the Housing Partnership Board will be able to

ask questions. This Zoom meeting will be broadcast by WinCam so that all committee members as well as all community residents also will be able observe.

5) Accessory Dwelling Unit Working Group: Felicity Tuttle

The Accessory Dwelling Unit Working Group (ADUWG) established by the Planning Board consists of Brian Szekely, Town Planner; Diab Jerius, Chair of the Planning Board; Sally Dale, Planning Board Member; I-Ching Scott, Planning Board Member; Phillip Beltz, Council on Aging Director; Felicity Tuttle, Housing Partnership Board; Cathy Boyle, Housing Authority; and Lisa Matrundola, Disabilities Access Commission. At the first meeting in January, it was agreed to meet frequently in order to get things moving. Thus, the group has been meeting every other Friday morning for an hour . We have discussed the importance of flexibility in wording of a possible by-law so that it is feasible for a family trust to manage the ADU and principal dwelling. The group also has examined by-law language in a number of other Massachusetts communities, including Newton, Lexington, Belmont, and others. The plan is to continue to meet frequently this spring and to create a public panel discussion with three or four invitees who are in municipalities which have been through the ADU adoption process so that Winchester can learn the benefits, the typical concerns, and the pitfalls they have encountered. We also may send out a survey, perhaps after the panel presentation. The desire is to engage as many different community groups as possible, helping them to recognize why aspects of ADU zoning may dovetail with the interests of their respective groups. Ideally, the desire is to create a draft by-law which then could be vetted by town counsel, widely circulated, and presented at Fall Town meeting that would have the support from many town boards and entities. Educating people and ironing out difficulties needs to come prior to any Town Meeting Warrant Article and presentation. If the current timeline proves to be too hurried for Fall Town Meeting, we would continue to work, aiming instead for the Spring 2023 Town Meeting.

Meeting adjourned at 9:35 PM.

Respectfully submitted,

Felicity Tuttle

Felicity Tuttle, Clerk pro Tem.