

**Winchester Housing Partnership Board
Minutes for the Meeting of April 10, 2019**

Present were John Suhrbier, David Miller, Naomi DeLairre, Jerome Garciano, Marty Jones, Felicity Tuttle and Allan Rodgers, who prepared these minutes.

Absent were Diab Jerius, Lisa Matrundola, Catherine Boyle, Laura Fitzgerald, Michael Bettencourt and Zeina Marchant.

River Street Chapter 40B Proposal for 147 rental units - A developer has filed an application for preliminary site approval with MassHousing. John Suhrbier reported that there will be a public informational meeting will held in the High School auditorium on April 11. Following this, the Select Board will discuss the application on April 22, with town comments submitted to MassHousing by the extended April 26 due date. John Suhrbier circulated a draft letter prior to the meeting that the Housing Partnership Board would independently send to MassHousing, consistent with desired MassHousing practice. In discussing this draft, members suggested several edits. Upon motion made and seconded, the Board unanimously voted to approve the draft in principle, subject to incorporation of the edits. If major new or changed information becomes available before the revised letter is formally submitted, Mr. Suhrbier was authorized to send a further revised letter to MassHousing after first consulting with Marty Jones unless the two of them jointly decide that it would be useful to convene an additional posted public meeting so that input from the full Board can be incorporated.

Winning Farm - John Suhrbier reported that the Massachusetts DHCD continues to oppose the developer request to locate both affordable housing units near the entrance to the development. DHCD incorrectly interpreted a submission by a member of the Select Board that implied that the location of one of the two units had been changed so as to better obtain the desired “proportional distribution,” when in fact no change in the location had been made. This confusion regarding the location of the two affordable Winning Farm units has now been cleared up, but the developer has not yet agreed to make any change in response to DHCD’s rejection decision. Attempts to negotiate will continue.

735 Main Street - The next item discussed was the mixed use proposal for eight condominium and two commercial units for 735 Main Street. In response to comments from the Planning Board and the Design Review Committee, the building has been redesigned, but additional issues still need to be resolved. The next ZBA hearing is scheduled for April 22. After discussion, the Housing Partnership Board concurred that one of the eight housing units should be reserved for purchase by a qualified first-time homebuyer. However, a response to a request to include an affordability provision as a part of this development has not yet been received from the developer. John Suhrbier will attend the April 22 hearing and request a meeting with the developer.

Municipal Affordable Housing Trust - A warrant article for the spring Town Meeting has been prepared authorizing the town to establish a Municipal Affordable Housing Trust. The Select Board is the lead sponsor, with the Planning Board and Housing Partnership Board being co-sponsors. John Suhrbier was asked today to prepare the background section to support this article, In addition, he will speak during Town Meeting in support of this article.

272-298 Washington Street (CVS Site) - No additional information is available regarding the specifics of a possible development for the CVS and associated land on Washington Street; only that the owners are reported to be working with a developer, with on-going discussions with the town also taking place.

May Meeting - The next meeting date was set for May 15 at 7:30 PM.