

**TOWN OF WINCHESTER
AFFORDABLE HOUSING TRUST
Tuesday, June 28, 2022
Meeting Minutes**

OPENING

Chair Marty Jones called the meeting to order at 5:00pm via zoom remote participation due to the COVID-19 State of Emergency.

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

BUSINESS

1. Waterfield/Civico Update

- a. Special Town Meeting was held on Monday, June 6th, and members authorized the Select Board to enter into the proposed Land Development Agreement (LDA) and ground lease.
- b. Ms. Rudolph will be working with Town Counsel and Civico over the next few weeks to finalize and execute the document.

2. Washington/Swanton Street Update

- a. The RFP for redevelopment of the Washington & Swanton Street property was issued on June 1st. Responses are due to the Town Manager's office on August 1st.

3. Winchester Housing Corporation (WHC) Homeownership Units

- a. Marty Jones and Kris Galletta had a meeting with WHC and their attorney Gouldston & Storrs. The meeting underscored the complexity of the issue, and it may be that the AHT is not the correct entity to take over control of these units. Ms. Jones will speak with CHAPA to see if they have any experience managing these types of units.

4. Defining the Trust's mission and strategy

- a. Ms. Jones spoke with Shelly Goerhring from the Massachusetts Housing Partnership (MHP) regarding the mission statement. Marty, Stacey, and Kris will continue working on this item and report back at the next meeting.

5. AHT Webpage Updates

- a. Ms. Swan and Mr. Queenan will review prior to next meeting. Names of committee members need to be updated on website.

6. Accessory Dwelling Unit (ADU) Zoning

- a. The Winchester Select Board discussed the idea of putting an article on the Fall Town Meeting warrant regarding ADUs. No decisions were made. There is a working group consisting of members of the Planning Board, WHA, and other parties currently discussing this as well.
- 7. Meeting Schedule:** The next meeting is scheduled for Tuesday, August 9th at 5:30pm. Meeting will be held remotely if the state extends the remote meeting provision.

Meeting adjourned at 5:50pm.