

DATE: March 16, 2023  
TIME: 9:09 AM

Belmont Housing Trust  
November 17, 2022

In attendance: Judie Feins, Gloria Leipzig, Tomi Olson, Mike Marotta, Benny Meshoulam

Not in attendance: Madeline Fraser-Cook, Mark Kagan, Paul Rickter, Thayer Donham

Guests: Jackie Dobson, Julie Perkins

Approval of 2022 Meeting Minutes:

- August 31: Betsy makes motion to approve, Judie seconds. All in favor.  
Sept 13: Betsy makes motion to approve; Benny seconds. All in favor.  
Sept 15: Tomi makes motion to approve, Judie seconds. All in favor  
Oct 20: Betsy makes motion to approve, Judie seconds. All in favor.  
Oct 27: Benny makes motion to approve, Rachel seconds. All in favor.  
Nov 3: There was no quorum present at this meeting. Rachel makes a motion to approve that no minutes will be submitted for this meeting because there was not a quorum, Judie seconds. All in favor.

Updates

- **Housing Production Plan.** Conversation on our recent housing forum. Mike appreciated the depth of the data presentation. Rachel reported that discussions in the room focused on the high rental cost and how that is forcing many people to live farther away from Belmont. Rachel and Tomi said Lydia did a great job presenting so much data. Metro West Community Development hosted focus groups with seniors, lower-income residents, families with school-age children, and environmentally focused residents. The community survey is currently open and closes on December 9. [Information about the HPP process is posted to this website.](#)
- **Beatrice Circle** decision is currently being reviewed by the State Housing Appeals Committee. In brief, the Housing Appeals Court could say none, some, or all Belmont Zoning Board of Appeal requirements don't stand. The developer could decide if it is economically viable. If approved, the abutters could file a suit.
- **MBTA Zoning.** Rachel explained that the first deliverable to the state is an official check-in that communities, including Belmont, are making progress on identifying zoning. Rachel reported that she met with the Economic Development committee. They reported that businesses have difficulties with zoning and permitting. Action Plan will be presented to the Select Board in January. Belmont has created an inter-committee group bringing in multiple viewpoints to ensure the committee is gathering diverse perspectives and will meet the deadline. There is a desire to identify ways to engage Belmont residents. Belmont's charge by the state has been amended must have about 27 acres of developable land. Half of the identified acreage for new zoning must be within a half mile of a commuter station. Fourteen acres must be within half mile at 15 homes per acre. Currently in Waverley it is about 8 homes per acre. Cushing Square, where the Bradford is, is about 60 units per acre. Remaining acreage requirements and remaining number of homes can be placed in different section of town, at least in five-

acre increments. Resident input is important to weigh in on the final decision about the new zoning decisions. Discussion about opportunities including renovating and expanding Belmont Housing Authority's site, Trapelo Road mixed use, 40R.

- State will be developing tool [review current housing density in Belmont: Mass Housing TODEX](#)

- **Monitoring Affordable Housing Tenancy and Owners**

- SEB Housing LLC is the firm that the Bradford and The Royall use to manage tenant selection and conduct a lottery.
- If it is a 40B property, the state monitors the process.
- The property owner or developer hires a firm to help with monitoring.
- Belmont is responsible for monitoring inclusionary zoning units. Question raised about whether Belmont has a process in place to manage and monitor our inclusionary zoning.

Meeting adjourned 9:25pm

Minutes respectfully submitted by Betsy Lipson