

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Tuesday, February 19, 2013 at 6:00 pm
3rd Floor Planning Offices**

Attendees:

David Leon, Member
Fred Reynolds, Chair
Paul Fahey, Member
Paul Menton, Member
Anita Shishmanian, Member

Gideon Schreiber, DCDP
Jennifer Van Campen, MetroWestCD
Clifford Cook, Guest

I. Approval of Meeting Minutes

David Leon made a motion to approve the January meeting minutes. Anita Shishmanian seconded the motion. The motion passed 4-0.

II. Conflict of Interest Training

Paul Menton said that he would come into the Planning office to take the course.

III. 192 Pleasant St (Updates)

This project has been approved by the Conservation Commission but has been continued at the Planning Board until March for the Special Permit with Site Plan Review.

IV. Bacon St Condominiums

Mark Coppola presented the project to the WHP with discussion from the Members. The project is proposing to build 41 units in total with 13 one-bedroom units and 28 two-bedroom units. The project would be within four separate buildings connected by covered skywalks with a single elevator. The average unit size across all units is 1081 s.f. and the average affordable units is 960 s.f. the affordable units were equally distributed across the buildings with one in each building. The project will be rental.

After a discussion about the breakdown of units and the proportion of ones and twos, the WHP suggested that having two ADA one-bedroom units would be desirable for the community. Tory Dean motioned to recommend approval of the units outlined in the proposal with two handicap accessible one-bedroom flats and two two-bedroom townhouses. David Leon seconded. The WHP voted (4-0) in favor.

V. Housing Production Plan

The WHP would like to have a draft matrix of priorities based on the WHP meeting and community meetings to review and prioritize at the March meeting with a joint Planning Board meeting in April to recommend approval of the Plan. There was also discussion to include recommendations for amendments to the WZO in regard to minimum square footages, parking requirements, the percent of affordable units (currently 10%). Other discussion focused on the loss of existing units to teardowns and the WHP would like to discuss further potential

guidelines for teardowns and additions. Limited on-street parking as an impediment was another concern that should be considered.

VI. Update of St. Joseph Hall

Jennifer Van Campen said that there was no official update for St Joseph's Hall at this time but that they should be receiving the official announcement shortly.

VII. Other Business

Jennifer Van Campen mentioned that Riverbend (Hartz Mason site) has 17 affordable units and application are due by March 15. There has been forty applications so far. She noted some statistics about the Ready Renter program. Of the renters on the list, 33% were from Watertown and 27% were from Boston but in total, only nine applicants were placed.

VIII. Adjourn

David Leon made a motion to adjourn. Paul Menton seconded the motion. The WHP voted 4-0 to adjourn at 7:30 pm. The next meeting will be on March 19th at 6pm.