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# *Lexington Housing Partnership*

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## **Meeting Minutes for Thursday, January 14, 2016**

**Attendees:** Harriet Cohen, Paul Linton, Jeri Foutter, Bob Pressman, Melinda Walker, Mary Haskell, Betsey Weiss

**Absent:** Joe Pato, Nancy Corcoran-Ronchetti, Wendy Manz

**Guests:** Desiree Pelletier, Americorps Volunteer, Metro West Collaborative Development

The meeting was chaired by Melinda Walker and the minutes were taken by Harriet Cohen. The meeting was called to order at 7:40 pm.

### **1. Approval of meeting minutes of November 5, 2015 and December 3, 2015**

The review of the minutes from the November 2015 meeting has been delayed. The vote on the November minutes will be taken in February. Ms. Walker called for comments on the December minutes. There were none. Ms. Weiss moved approval of the December 2015 minutes and Mr. Pressman seconded the motion. The motion was approved.

### **2. Report on progress on development of Senior Housing /Walker**

Ms. Walker reported on the Senior Center space that was vacated when the move to the new Community Center. The space is deed restricted for senior uses. Carol Kowalski, Assistant Town Manager for Development, wants to develop senior housing in the space. Carol met with Cailen Foley (new director of Lexington Housing Authority) and with the fire chief. The fire chief said the Muzzey Apartments, both the common areas and every apartment, are in violation of fire codes. The Town will not move forward with plans for the space until the fire safety issues are resolved.

### **3. Review of CPA funding requests for 2016 ATM /Pressman**

Mr. Pressman said that CPC voted \$180,000 for LexHAB to buy the affordable unit at the Keeler subdivision and the developer agreed to sell the unit to LexHAB. Later information from Jennifer (MWDC) was that HOME funds were available for this purpose. If the HOME funds are available, the CPC will rescind the allocation. Ms. Pelletier will check with Ms. Jennifer to see if she is applying for the HOME funds.

The CPC approved the Lexington Housing Authority proposal for approximately \$300,000 for Greeley Village back door and back porch project.

### **4. Report on Residential Policy Committee (RPC)/Foutter**

Ms. Foutter updated the LHP on the RPC activities. She provided the flyers that are being distributed to advertise the second public workshop on residential policy initiatives. It will be held on Thursday, January 21 at Battin Hall in Cary Memorial Building.

The RPC has developed a number of five proposed articles based on the input from the first public workshop in May and the proposed articles will be reviewed at the second public workshop next Thursday. The current plan is to move forward with these at Town Meeting.

The proposals:

- Neighborhood Conservation Districts
- Maximum Height of Dwellings Near Lot Lots – if the front lot line is 50 feet or less, then the



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maximum height will be lower than the current 40' maximum.

- Floor Area Ratio: proposing the 80% rule: 80% of previously built homes would have met the FAR requirements had they been in place at the time.
- Accessory Apartments
- Two-Family Dwellings: allow two-family houses by right in additional areas in town.

Concerns expressed at the first meeting:

- Preservation of neighborhood character
- Limit size of houses being built
- Preserving diversity in the sizing of housing

### **5. Discussion of role of LHP re: LexHAB**

The LHP had a brief discussion to follow-up the in-depth discussion at the previous meeting.

### **6. Review of LexHAB activities /Pressman**

Mr. Pressman said that the floor has finally been laid at the Fairview house.

The purchase at Wright House has been delayed by the finding of contaminants on the property. The Board of Selectmen has had three executive session meetings on the subject recently.

### **7. Plans for Annual Town Meeting and Partnership Plans for 2016**

The LHP agreed that the meeting in February would be primarily a planning meeting for both Annual Town Meeting and for the LHP plans for the coming year.

### **8. Set next meeting date**

The next LHP meeting will be on February 24, 2016 at 7:30 pm.

### **9. Meeting adjournment**

Ms. Weiss moved that the meeting be adjourned. Ms. Foutter seconded. The motion passed unanimously. The meeting adjourned at 9:49 pm.