



**Watertown Housing Partnership
Meeting Minutes
September 21, 2016
Watertown Administration Building**

Members In Attendance

Fred Reynolds (Chair), Cliff Cook, Brian Costello (Watertown Housing Authority), Torey Dean, David Leon, Judge Paul Menton, Helen Oliver, and Andrea Adams (Senior Planner, Department of Community Development & Planning)

Others Present

Attorney Terrence P. Morris, representing Mark Coppola, for Watermills

I. Draft Minutes (8/16/16)

Mr. Cook moved to approve the draft Minutes of August 16, 2016 as presented. Mr. Dean seconded the motion, which passed unanimously.

II. 330-350 Pleasant Street: Watermills – Review of Project for Consistency with Inclusionary Zoning Requirements

Attorney Morris said the Petitioner, Mr. Coppola, had updated the unit mix to reduce the number of proposed vehicle lifts in the garages. He said the new unit mix was 63 one-bedroom, 32 two-bedroom, and 4 three-bedroom (99 total). He said the proposed unit distribution would be the same as shown on the concept floor plans submitted to the Partnership, and the required unit set aside would be as follows:

- 12.5% = 8 1-bedroom and 4 2-bedroom (12 units total)
- 15% = 10 1-bedroom and 5 2-bedroom (15 units total)

Mr. Reynolds said the Petitioner needed to provide an affordable three-bedroom unit, as this was a key focus of the approved Housing Production Plan. The other Partnership members agreed with Mr. Reynolds.

Attorney Morris asked under what authority the Partnership could require a unit mix that was different than what would be required by the Ordinance?

Ms. Adams noted that Section 5.07(f) states that the affordable units shall be proportionate to the market-rate units, but also allows that the Special Permit Granting Authority to authorize a different mix by Special Permit upon the Partnership's recommendation.

Ms. Adams also noted that the proposed Text Amendment, to change the set-aside from 12.5% to 15.0%, was scheduled to be heard by the Planning Board at a public hearing on October 13, 2016. Because a public hearing would be held before the Watermills project had received a Special Permit, Ms. Adams noted that the Petitioner should plan on a 15% set-aside.

Attorney Morris indicated that he was authorized by the Petitioner to offer a three bedroom unit.

The Partnership members discussed the allocation of units with Attorney Morris and the following affordable unit allocation was tentatively agreed to:

Total Unit Count: 15 affordable units to be provided

Proportional Breakdown:

One Bedroom Units = Eight
Two Bedroom Units = Six
Three Bedroom Units = One

Affordable Unit Locations

East Building (Four Units)

- Unit 203 – Three bedroom
- *Unit 209 – One bedroom (Enlarge to at least 700 square feet)
- Unit 307 – One bedroom
- Unit 312 – Two bedroom

West Building (Nine Units)

- Unit 216 – Two bedroom
- Unit 223 – One bedroom
- Unit 235 – One bedroom
- *Unit 238 – One bedroom (Enlarge to at least 700 square feet)
- Unit 319 – Two bedroom
- Unit 325 – One bedroom
- Unit 331 – Two bedroom
- Unit 337 – Two bedroom
- Unit 340 – One bedroom

South Building (Two Units)

- Unit 246 – Two bedroom
- Unit 342 – One bedroom

** Unit as configured is too small to meet the Department of Housing and Community Development's minimum size requirement, which is a stipulation of the Zoning Ordinance.*

Ms. Adams noted that staff would also conduct an analysis to ensure that the affordable units to be provided have the same floor area as the median market-rate units of the same number of bedrooms within a margin of 20%.

Mr. Reynolds asked for a vote on the proposed affordable unit allocation as discussed.

Mr. Costello voted to endorse the unit allocation as discussed with Attorney Morris. Mr. Dean seconded the motion, which was unanimously approved.

III. Update on Pending Development Projects

Ms. Adams provided an update on pending development projects including the Arsenal Project and Phase One of athenahealth's Campus Master Plan.

The Partnership members asked Ms. Adams to provide an Email link to the preliminary information for the Arsenal Project redevelopment.

Adjourn

Mr. Reynolds asked for a motion to adjourn the meeting.

Mr. Cook moved to adjourn the meeting, and Mr. Dean seconded the motion, which was unanimously approved. Meeting adjourned at 7:00 PM.