

**MINUTES OF THE MEETING OF**  
**February 11, 2016**  
**Brookline Town Hall – Room 111**  
*(As approved at the HAB meeting of April 12, 2016)*

Members Present: Roger Blood, Steve Heikin, Mike Jacobs, Karen Kepler, Bill Madsen Hardy, Kathy Spiegelman

Staff Present: Virginia Bullock

Members of the Public: Henry Winkelman, Alex Gerzon, Kate Gerzon, Sergey Shakranskiy, Virginia Cummings, Patsy Mittleman, Jenny Mittleman, Anthony Agner

Minutes:

Roger Blood called the meeting to order at 7:30 p.m. Members reviewed the minutes of the January 27th HAB meeting and made several corrections. Kathy Spiegelman MOVED, Steve Heikin seconded, and the Board then

**VOTED** to accept the minutes of the January 27, 2016 HAB meeting.

Discussion of Current 40B Projects:

Virginia noted that there were three 40B projects that had requested project eligibility letters from subsidizing agencies and that several more were expected to make the same request. These three are located at 1180 Boylston Street, Hancock Village (a second proposal), and 40 Centre Street. In addition, the 40B project at 21 Crowninshield Road is under active review by the ZBA. Virginia noted that it would be helpful to have a standardized set of conditions that could be shared regarding the affordable requirements on all 40B projects, particularly given the fact that there are many projects coming forward at the same time. She suggested that the Board review a draft letter that had been sent in advance and discuss and updates and comments. Roger noted that there would be two levels of comments - during the local comment period when a project requests a PEL from the subsidizing agency and then again when a project submits an application for a comprehensive permit.

Kathy Spiegelman stated that since the Board of Selectmen would be sending the letter to the subsidizing agency, that the Board's letter should be sent to the Board of Selectmen. Mike Jacobs shared concerns about the minimum size and parking requirements included in the letter, stated that they might be more than what is currently being seen on the market. Bill Madsen Hardy stated that the Town might consider having a deed restriction that is senior to any mortgage, similar to Cambridge. Members asked if DHCD would be requiring this. Members went over the draft letter point by point, discussed and made edits (see attached for final edited letter).

Virginia asked the Board if it wanted to make any general comments about massing of these 40B projects, as the board responsible for affordable housing policy. Steve noted that massing and design issues are covered by the Planning Board. Mike noted that until recently, it was a requirement for any 40B developer to first meet with representatives from the Town before requesting a PEL. After several minutes of discussion, HAB members stated that developers would be invited to meet with the HAB before they request a PEL. Virginia noted that this could be difficult, as it is not always certain when a developer will be requesting a PEL in advance.

### 1180 Boylston Street

The project will be six stories with 45 age-restricted rental units, including 9 affordable (20%). The first floor will contain retail. There will be a total of 67 parking spaces, including stackers. The current proposal has the building envelope going to the site edges, including within several feet of the property line of an adjacent 6-unit affordable condominium complex. Several of the abutters from that affordable project came to speak, expressing concerns about project massing, lighting, noise from mechanical parking, etc. that will have very negative effects on their building. They expressed concerns about the developer's negative track record on the site, particularly in terms of noise. Members noted that the first floor must be used as commercial under current zoning and that the site has been abandoned for a period of time.

### Puddingstone:

This second 40B project proposed for Hancock Village will contain 226 rental units including 46 affordable (20%). The proposed project will consist of three townhouse buildings, containing 4 units each and one large apartment building containing the remaining units. The mix of units will range from 0 to 4 bedrooms. The apartment building will be 8 stories tall, including one garage level, or approximately 80 feet above street level. Several neighborhood residents attended the meeting and expressed concerns over the size of the project and its traffic impacts. Steve explained the process for reviewing 40B projects and noted that the Town has very little control. Members reviewed the history of community meetings on proposed additional development of the site, including the initial Hancock Village Committee meetings.

### 40 Centre Street:

This project will contain 45 units of which 12 will be affordable (25%). The project will be six stories high including one level of parking at grade. The property abuts a large municipal parking lot and a nine story condominium property as well as a lodging house, currently being rented for student housing.

### Housing Production Plan:

Virginia gave an update on the Housing Production Plan and noted that there would be four community meetings over the next several months. The meetings would be focused on Housing Needs and Goals, Site Suitability Criteria, Identification of Sites Meeting the Site Suitability Criteria, and Recommendations. A web page with links to meetings and documents has been created and is on the front page of the Town's web site. The consultants also created a web-based survey. Members asked that the outreach be increased to ensure good community participation.

Members discussed how the Housing Production Plan might address the current 40Bs being proposed in Town. Several members felt that the Plan could address the issue of massing and encourage development to be spread throughout all parts of Town.

Roger then noted that Henry Winkelman was still pursuing a potential senior housing project at the municipal parking lot on Kent and Station Streets.

The meeting was adjourned at 9:30 p.m.