

rear portion (7,307 square feet) is within an Industrial District and contains the shell of a new building. A portion of the lot (1,283 square feet) is within a Business District.

The proponent believes that expansion of the Business District at this site would not be detrimental to the area. The 1994 Wellesley Comprehensive Plan refers to the locus in this area as primarily commercial. The proponent also believes that this proposal would be not adversely impact traffic on Linden Street and would not significantly impact the appearance of the premise.

Because of uncertainty as to how the owner will use the structures existing on the lot, that the combined floor area ration may not stay within the required .3 FAR limit, and the potential loss of green space at the front of the lot, the Planning Board does not support this petition.

The Advisory Committee, on the other hand, is convinced that the petitioner has obtained the necessary Town permits for all work that is in process or has been completed to date. The petitioner has told the committee that he is aware of the section of the Zoning Bylaw governing Business Districts and that, if rezoned, any use of and/or alterations to the dwellings and/or the lot area will comply with the Zoning Bylaw and any other permits or approvals obtained from the Town.

The Advisory Committee does not believe it is its responsibility to insure compliance. Furthermore, Advisory agrees with the petitioner that uniform zoning of Lot #156 to a Business District will not have a detrimental effect on the neighborhood.

**We recommend favorable action, 13 to 0.** ✓✓

1997 TOWN MEETING  
ARTICLE 42. To see if the Town will vote to approve a revised Affordable Housing policy and Long Range Affordable Housing plan for the Town as proposed by the Wellesley Housing Partnership Committee; or take any other action relative thereto.

(Housing Partnership Committee)

This article, submitted by the Wellesley Housing Partnership Committee (WHPC), seeks to revise the language of the Town's Affordable Housing Policy, based on information received and conclusions drawn by the Committee since last year's Annual Town Meeting.

Last year's Town Meeting voted to designate two Town-owned parcels of land (on Woodlawn Avenue and Oakland Street) as sites for affordable housing. The sum of \$20,000 was appropriated to the WHPC to investigate the potential of developing low density affordable housing units on those parcels, in conformity with the Affordable Housing Policy established by vote of the 1989 Annual Town Meeting.

During the summer and fall of 1996, the WHPC hired a housing consultant, held meetings, and obtained preliminary bids and prices, focusing on the possible construction of four units on the Woodlawn Avenue site and two units on the Oakland Street site. The net estimated cost to the Town (excluding the value of the Town-donated land) to construct four units of affordable housing on Woodlawn Avenue was \$350,000, and to construct two units of affordable housing on Oakland Street was \$180,000, resulting in a total estimated cost of \$530,000. The Committee and the Board of Selectmen both agreed that this figure was unacceptably high.

Believing that the 1989 Affordable Housing Policy does not give it sufficient flexibility to consider other alternatives, the WHPC has submitted this article in an attempt to modify that policy.

The WHPC intends to make a motion under this article to modify the third criteria of the Affordable Housing Policy by eliminating the requirement of giving preference to projects that include 100% affordable units. The new criteria would allow consideration of projects with a mix of affordable and market-rate units. Adoption of this revision would allow the Housing Partnership Committee to consider proposals for creating a combination of market rate and affordable units.

The motion to be made under this Article had not been finalized when this report was written.

**We will make our recommendation in a subsequent report or at Town Meeting.**

ARTICLE 43. To see if the Town will vote to establish a nonprofit housing corporation for the Town of Wellesley and authorize the Board of Selectmen to petition the General Court for special legislation in the form of a Home Rule petition as follows to accomplish the same; one proposal for such being as follows:

**SECTION 1.**

There is hereby established a nonprofit housing corporation to be known as the Wellesley Housing Assistance Board, Inc., which shall be subject to the supervision of the Board of Selectmen of the Town of Wellesley. Said board shall consist of not less than five members, who shall be appointed by the Board of Selectmen for staggered three-year terms as designated by said Board of Selectmen, such appointments to be made by said Board of Selectmen on or before June thirtieth. Members shall serve until their successors are appointed and qualified. Continuing members may act despite a vacancy or vacancies in said board and for this purpose be deemed to constitute a full board. Any vacancy in said board, however occurring, may be filled by the Board of Selectmen for the unexpired portion of