



## **Joint Planning Board and Board of Selectmen**

Meeting Minutes

May 4, 2020

7:10 PM

Virtual (zoom) meeting

Planning Board members present: Derrick Chin (Chair), Ray Yacouby, Anping Liu (Joined in progress), Jon Cappetta, and Sam Bajwa.

Board of Selectmen members present: Joan Gardner, David Martin, Peter Berry, Dean Charter, Jon Benson.

Housing Production Plan Consultants: Elizabeth Rust (Regional Housing Services Office) and Jennifer Goldson of JM Goldson LLC.

Also present: Roland Bartl, Planning Director; Kristen Guichard, Senior Town Planner, Vivian Birchall, Administrative Assistant

### **1. Opening**

The Board of Selectmen Chair Joan Gardner called the meeting to order at 7:00 pm. She read the guidelines for virtual meeting including the ways the public can participate.

She informed that the joint meeting was to receive a presentation on the Draft Housing Production Plan, from the consultants and public comments to improve the plan. She invited the consultants to present the plan.

The Chair of the Planning Board, Derrick Chin, opened the meeting at 7:26pm and called the roll  
Derrick Chin – Aye, Ray Yacouby- Aye, and Sam Bajwa – Aye, Jon Cappetta – Aye

### **2. HPP Updates by Liz:**

The consultant informed the two boards that her team had incorporated some of the public comments received thus far and presented the proposed = process and timeline for plan adoption and noted that an updated draft would be submitted on May 8<sup>th</sup> for public comment, with adoption consideration being taken up on May 12<sup>th</sup> or May 18, 2020.

#### **Public comments:**

Some of the public comments include:

Alissa Nicol referred to her written comments previously submitted:

Questioned the calculation methods for cost burden households

- Ms. Rust explained that the data is from The Department on Housing and Urban Development.

Questioned the source and calculation methodology used in the HPP.

Questioned the data source of median monthly housing cost and the chart in the report.

Stated the report should include an accurate report of naturally affordable units.

Gene Berensin

Referenced the written comments he submitted and stated he supports affordable housing but noted:

There are more goals in the Housing Production Plan about housing production than rehabilitation and reuse.



Stated there was no guidance on how the HPP would be implemented.

Called for dissolving the ACHC and to replace the ACHC with an oversight committee that is supported by the BOS. Stated the ACHC did not have a constituency of the Town; it should serve the interest of the community and include the following representation (elderly, disabled, historic interests)

- Ms. Rust noted the Action Plan matrix which provides specific assignments of responsibilities, supporting entities and a timeframe for implementation.

Franny Osman

Stated she attends meetings of the ACHC and they did have representation from elderly and disabled populations who focus on housing and disability issues and needs of the community.

Noted the housing survey done in fall 2019 had 2/3rds of responses in support of guiding growth to Kelley's Corner as their 1, 2 or 3rd out of the 7.

Stated she felt housing funds for rental assistance does have a lasting effect on the town and that keeping renters in town is a moral imperative and enriches in town life: employees live in town, allows our children to interact with others, less advantaged people to take advantage.

Noted she was disappointed that Transfer of Development Rights was not included in the plan.

Dean Charter (BOS)

Clarified his statement regarding the rental assistance program funding proposal through CPA; he noted that rental assistance provides no enduring value that is a permanent physical asset like construction of affordable housing project.

Barbra Morse

Referenced her written comments, stated that her criticism is that the thrust of the plan is all about new development. She also noted objection to the composition of the oversight committee.

Terra Friedrichs

Questioned the reports data sources and consistency on income and housing costs. Stated that Anping's data collection showed different findings.

Stated we need more time to come up with a plan that is more solid and more balanced relative to meeting the needs of the community; feels like the process is rushed, and felt the Town should start over.

Michaela Moran

Stated she felt that CPC funds should not be used for rent subsidy when we have other organizations that provide those services. ,

Questioned the rental data sources for available rental housing options and time of year the data was sourced from Trulia.

Ron Beck

Referenced his written comments that were submitted and stated that he did not support affordable housing on a properties identified in the plan which are near his house because there is currently no



public water or sewer, and questioned the methodology of selecting this area. He questioned whether the Water Resource Advisory Committee was contacted to provide comments.

Alissa Nicol

Read her written comments that were submitted to the Town.

**Comments from the Planning Board:**

Mr. Chin:

Goal 3 – Noted that the existing PCRC bylaw does not currently produce affordable housing and that we would need more incentive to do lower cost development.

Stated he would support Goal 6 and Goal 1 being merged.

Noted that 3 of the 8 goals specified new buildings and 1 rehab and reuse which he did not feel was a big deal.

Noted he is currently opposed to changing zoning at the moment to allow for more residential in industrial properties due to concerns with the tax base.

Mr. Yacouby

Stated he felt the document was very solid and referenced the amount of work and public outreach conducted.

**Comments from the Board of Selectmen:**

Mr. Benson stated that there should be a balance between rehab and reuse of old buildings with the creation of new construction and that the Town should manage growth. He stated that he has spoken with constituents that said they don't want to see development on the Kmart property.

Mr. Martin

Stated he supported the plan and that he did not see an issue of rehab existing structures and potential new construction as being mutually exclusive. Stated he thought there were advantages to both; noted the backlog of need for seniors and stated that we won't get there by just rehabbing units.

Mr. Charter

Noted he would like to see how comments are incorporated prior to voting.

Mr. Berry

Noted he agreed with Mr. Martin regarding the statement about rehab/new construction. He noted that the plan should recognize that the Town needs a whole range of options and the need for flexibility.



#### 4. Adjournment

At 8:29 PM the Chair of the Planning Board called the roll

Derrick Chin – Aye, Ray Yacouby- Aye, Sam Bajwa – Aye, Anping Liu – Aye , Jon Cappetta – Aye  
Meeting adjourned by unanimous vote.

Documents used at the Meeting:

5/4/2020 Agenda

Draft HPP Plan, Public Comments, Presentation on Draft HPP from 4-21-20