

Selectboard & Planning Board Housing Subcommittee Meeting 5:30 p.m.  
Joint meeting with The Affordable Housing Trust 6:00 p.m.  
via Zoom  
Wednesday, December 6, 2023

Draft

1. CALL TO ORDER HOUSING SUBCOMMITTEE MEETING – Chairperson Leigh Davis called to order the Selectboard and Planning Board Housing Subcommittee meeting at 5:30 pm.
2. SUBCOMMITTEE’S ANNOUNCEMENTS/STATEMENTS
  - a. Chair Davis updated the group on the Governor’s recently released housing bond bill, legislative timeline, and Real Estate Transfer Fee proposal.
  - b. Mr. Reed questioned the next steps on the Real Estate Transfer Fee. and queried zoning policies raised by guest developer Sam Nickerson at the last meeting.
  - c. Mr. Higa spoke about Planning Board proposals relating to the permitting process.
  - d. Mr. Higa discussed ongoing Planning Board by-right proposal discussions and possible selectboard input.
3. Chairperson Davis called the roll: Leigh Davis, “present,” Jeremy Higa, “present,” Garfield Reed, “present.” Malcolm Fick was absent.
4. JOINT MEETING WITH AHTF - Began at 6 pm. Affordable Housing Trust members join the meeting.
5. Chairperson Clark called the roll: Attending from the Affordable Housing Trust Fund Board: Fred Clark, Chair, “present,” Amanda Timpane, Vice-Chair, “present,” Garfield Reed, “present,” Joseph Method “present,” Krysia Kurzyca “present,” William Cooke, “present”(joined late).
6. NEW BUSINESS: JOINT MEETING DISCUSSION
  - a. Chair Davis updated the AHT on housing subcommittee discussions before AHT joined the meeting and reviewed agenda items for the meeting.
  - b. Chair Clark asked, “What town do we want to be?” And what direction are we pulling for?” Chair Clark highlighted no-cost proposals.
  - c. Ms. Timpane reflected on the Master Town Plan and said the CPC and AHFT have distinct roles.
  - d. Mr. Reed wants to look more closely at no-cost proposals, i.e., zoning changes.
  - e. Chair Davis stated that she supports addressing zoning changes to increase housing but that recent ADU zoning bylaw changes did not result in more ADU’s. Zoning changes cannot be seen as the “golden ticket”; it comes down to money in the end.
  - f. Mr. Reed questioned the AHT’s ADU proposal and incentives for tiny homes.
  - g. Ms. Timpane stated that the point of the meeting was not to knock down the ADU proposal and that a vote was still forthcoming.
  - h. Ms Kurzyca questioned the role of the AHT in the CPA and asked about fundraising opportunities. She feels we should put more effort into this.
  - i. Mr. Method spoke about the CPC and AHT, referring to their distinct mechanisms to create housing and pointing out the selectboard’s role in dictating priorities.
  - j. Ms. Timpane expanded on Mr. Method’s comments about the CPC and AHT relationship, adding comments about the procurement process.

- k. Mr. Cook stated that the AHT did not have to go through the 30B procurement process.
- l. Mr. Higa agreed to the procurement process statements made.
- m. Ms. Davis spoke about the CPC decision-making process, mentioning the Real Estate Transfer Fee providing an opportunity for the AHT to have a dedicated and reliable funding stream.
- n. Mr. Clark spoke about a CPC disconnect regarding funding housing and timeline.
- o. Ms. Davis asked Mr. Clark what the AHT's "Plan B" is.
- p. Mr. Clark spoke about AHT's support for the Transfer Fee and citizens' support for AHT.
- q. Mr. Cook spoke about the AHT not fundraising - so as to not compete with nonprofits.
- r. Ms. Timpane spoke about the AHT needing a significant amount of money, \$1M required, for example. A more extensive strategy is necessary to make a more substantial impact
- s. Mr. Reed suggested a joint meeting with the CPC, and Mr. Clark agreed.
- t. Mr. Reed said he doesn't see the ADU proposal as being viable.
- u. Mr. Method read from part of the State CPC plan.
- v. Ms Kurzyca disagreed with Mr. Cook's statement about not fundraising and supported the ADU proposal.
- w. Mr. Higa expanded on comments about the MA State CPC plan - and agreed with Mr. Method.
- x. Mr. Method reflected on the Transfer Fee vs. CPC funds.
- y. Ms. Kurzyca questioned the CPC's funding streams.
- z. Ms. Timpane raised the broader housing crisis and how the CPC must prioritize this.
- aa. Mr. Cook and Ms. Davis spoke about the property tax exemption for owners who rented affordably. Ms. Davis pointed out that this proposal had been brought by the HSC to the SB and PB and was approved for further discussion, though the Transfer Fee was taken up first.
- bb. Mr. Method spoke in favor of waiving various permitting costs for renting affordably.
- cc. Ms. Davis agreed and suggested the planning board help point out specific opportunities for offering incentives. (waived fees, etc.)
- dd. Mr. Clark reflected on the Master Plan and how groups tend to work in silos—asked for more collaboration between housing stakeholders.
- ee. Ms. Timpane asked if the AHT could have seats on the housing subcommittee. Ms. Davis stated that Mr. Reed fills this role.

**Citizens Speak** – Vivian Orlowski expressed concerns about a lack of information to citizens on the ADU proposal.

**Subcommittee's Time:** Members had no further comments.

**Media Time:** No media members requested time.

**Adjournment:** Mr. Reed moved to adjourn. Mr. Higa seconded. Ms. Davis adjourned the meeting at 7:30 pm without objection.

Respectfully submitted,

Leigh Davis, Chairperson

