

APPROVED

Selectboard / Planning Board Housing Subcommittee Meeting Minutes of Monday, 2 August, 2021

Attendees: Leigh Davis, Jonathan Hankin, Pedro Pachano
Also: Chris Rembold

: Mr. Pachano called the meeting to order at 1:00PM and called the roll. All but Garfield present.

:A review of the committee's past work was begun: Pachano emphasized that the committee's reach should be farther than traditional affordable housing meeting 80% of Area Median Income to cover all income levels and housing opportunities short of the second home and luxury markets.

- Housing Quality Standards: It was determined that, because of administration and implementation issues, this "standard" would not be implemented.
- Tax Increment Financing (TIF): It was discussed that the intention was to help individuals as opposed to traditional TIF that are geared for large companies and developers. It was determined that the town already engages in TIF and that the committee will explore funding mechanisms that can be implemented toward smaller projects and to citizens for such projects.
- Sewer Fees: It was discussed that the current fee structure punishes new construction and could inhibit housing projects. The committee will explore offset fees for affordable housing projects.
- Density Bonus: It was discussed that the planning board is looking into density bonuses for affordable housing.
- Accessory Dwelling Units (ADU): Mr. Hankin emphasized the importance of incremental growth in the housing sector as opposed to the large multi-family projects often proposed and recently implemented. Incremental development is more in line contextually with the neighborhoods able to absorb infill development. It was proposed that the committee explore policy changes with regard to funding project, specifically through the CPA and for town owned properties.
- Short Term Rentals: It was discussed that a policy to address short term rentals should be the focus of the next meeting.
- Citizen Speak: Ed Abrahams stated that he would like to see work done to determine who is placing their properties for rent short term: is it "strangers," absentee owners, etc.. He also mentioned potential conflicts of interest with volunteer governments ruling on policies that could affect themselves, such as a policy on short term rentals.

: The meeting was adjourned at 2:02 PM with a future meeting not determined.

Minutes submitted by: _____
Pedro Pachano

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