

PLANNING BOARD
Minutes of October 22, 2014

ATTENDEES: Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Cliff Harris, Michael Dell Orfano, John D’Angelo – Ex Officio, Marilyn Peterman – Alternate, Colleen Mailloux – Community Development Director

ABSENT: Gordon Leedy, Richard Hart – Conservation Commission, Eric Hahn – Alternate, Allen Merriman – Alternate

Arnie opened the worksession at 7:30.

DISCUSSION:

The worksession is to discuss the proposed integrated innovative housing ordinance. Arnie asked how do these provisions interact with the existing PRD, Workforce and elderly housing ordinances? Sally stated that this replaces the densities under the other ordinances. This ordinance provides one integrated ordinance with incentives for affordable housing, senior housing and PRD. The ordinance is based upon what density you are eligible for by right in the underlying zoning district and provides bonuses for the innovative uses and proposed amenities.

Arnie expressed concern that it will be a challenge for voters to understand the intent of the ordinance without seeing the whole picture. A discussion followed regarding the importance of the narrative to clearly explain the intent of the ordinance.

The proposed ordinance has formulas built in with bonuses that will be agreed upon by the Board. It sets a clear expectation for applicants. The Board discussed the inventive table which will be included in the posted ordinance. A discussion of waivers took place. The burden is on the applicant to provide an explanation for why a waiver is justified.

Arnie asked if the subcommittee is trying to create a level playing field for all development types? He would like to see an even playing field and for the development types to be market driven. Cliff said this could allow flexibility to steer development and give more bonuses for development in a particular way. Sally stated that this version is attempting to get to a level playing field, and to look for mixed housing developments. The goal of the ordinance is diversity and flexibility so that as the market changes, the Board can reach to the market instead of being driven by it.

John asked if the Board wanted to consider a bonus for providing a mixed use within a development? Colleen clarified that we are talking about housing diversity and not mixed use, which would include residential & commercial within a development. Currently the ordinance does not allow for mixed use unless permitted in the underlying zone. The Board discussed offering an incentive for including multiple housing types within the development. It was agreed that would be very complex to determine the bonuses for the mixed housing types and that this is something the Board would recommend holding off on for now and consider adding it as a bonus in the future.

The density table was reviewed. John stated that the excel spreadsheet developed by the subcommittee is a tool that the Office of Community Development will use in administering the ordinance, and only

the density incentive table is published in the ordinance. Does the ordinance allow the Board the flexibility to say no? If a developer offers an amenity that the Board feels is not appropriate, are we obligated to accept it and give the density bonus? The amenity needs to be acceptable to the Planning Board, and public land and spaces must be accepted by the Town. The Board can approve projects conditionally subject to a memorandum of understanding with the Board of Selectmen, and acceptance by the Town.

The Board discussed the density bonuses and the amenities. Discussion regarding the definition of single floor living, and clarification of deed restricted rental units. The Board would like to find out from Bill Drescher if the density table can be in the regulation or if it needs to be in the ordinance.

The Board clarified that the redevelopment bonus applies only to existing structures, not the entire property. Definitions were reviewed and suggestions made for clarity that Colleen will incorporate in the draft ordinance.

The Board requested that Colleen amend the ordinance according to the discussion. The subcommittee will finalize the language. The Board requested that the IIHO and the Workforce Housing ordinances be sent to Bill Drescher for his review and comment. Worksessions will tentatively be schedule on November 12 and November 19, pending Bill's review. Colleen will notify the Board if Bill's review will not be complete by the 12th, and that meeting will be cancelled. The Subcommittee will meet with Colleen on Monday, October 27 to finalize the language to be sent to Bill.

OTHER BUSINESS:

None.

Arnie asked if there was a motion to adjourn.

Cliff made the motion with John seconding.

Meeting was adjourned at 9:30PM.