

Housing Production Plan Implementation Committee Minutes  
Hybrid Meeting  
February 14, 2023

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Members Present: John Buckey, Becky Cutting, Cathy Hoog, Barton Hyte, Dirk Isbrandtsen, Kurt James, Thatcher Kezer, Teri McDonough, Lou Meyi, Erin Noonan, John Whipple

Meeting called to order at 3:05 p.m.

Introductions of Committee members

Vote was taken to approve nomination of Select Board member, Erin Noonan, as HPP Committee Chair  
Vote was taken to approve nomination of Teri McDonough as Secretary

Review of recommendations and implementation steps from HPP

- Reviewed 4 HPP goals
- 26 strategies grouped into 4 categories – programming, community engagement, regulatory and funding
- Survey Monkey to be distributed to members to set priorities for working 2-year timeline
- Continue to work concurrently on naturally occurring priorities such as MBTA and ADU which fall within HPP regulatory strategies
- Discussion about integrating an affordability component to MBTA plan, review of identified potential sites for affordable housing in town, process for accessing funds from the Affordable Housing Trust Fund
- Vinnin Square project will add 11 rental units offered to applicants at 80% AMI per our Smart Growth bylaw
- MBTA scope has been submitted to CHAPA with assistance from consultant, form stack can be shared with the members
- Next steps in the ADU process are public hearing in April, Town Meeting vote in May, discussion of ways to incentivize offering affordable units if ADU passes
- Discussion of possible uses and process for AHTF – energy efficiencies, housing consultant, first-time homebuyers, feasibility studies of potential sites for development projects with rolling application process
- Further review of accomplishments to date of HPP strategies
- Sailmaker Place to add 12 more affordable homeownership options

Public Participation:

Judy Arnold spoke about concern for increasing opportunities for accessible design of units in town to accommodate folks with varying levels of abilities.

Judith Black asked about aligning housing goals with net zero goals and Thatcher explained how the newer stretch codes would help to address that issue

Next meeting date: March 14, 2023, at 3:30 p.m.

Meeting adjourned at 4:12 p.m.

Follow up: Survey Monkey, copy of MBTA plan, current balance of AHTF