



Affordable Housing Committee Meeting Minutes

Date: September 21, 2021

Time: 7:00 pm

Location: Remote

Attendees: Chairperson, Brian Keating; Clerk, Lora Woodward; Members: John Ladik, Renee D'Argento

Guests: Margaret Scarsdale, Select Board Chair, Jennifer Gingras, Pepperell Town Planner

1. Call to Order

7:04pm by Chair, Brian Keating

2. Acceptance of Minutes of any previous meetings

John Ladik makes motion to accept the meeting minutes of 8/31/21;
Renee D'Argento seconded. Vote was 4-0; Motion passed.

3. AHT/CPA update – Mark Mathews

- a. Brian Keating shared that the Town Administrator Andrew MacLean said that the Affordable Housing Trust (AHT) Declaration of Trust document would be before the Select Board on Monday, September 20.
- b. Comments from the committee are not being considered as the version shared with the committee last week with town counsel's comments was final.
- c. Mark Mathews, Master Plan Implementation Team (MPIT) member, did not attend the meeting and requested to present for 10 minutes at the next meeting.
- d. Brian Keating read an email from Mark Mathews to the committee
- e. John Ladik share that he attended the Community Preservation Act (CPA) Information Meeting on Monday, September 20. It was focused on educating the public and testing the waters on the time frame of moving forward. They are pushing for the November Town Meeting to then be on the town warrant in the Spring.
- f. John Ladik offered for full disclosure that he is against the CPA. He is against increases in taxes. He suggested that if the Town wanted to have the four items that would be included in the CPA funded, then rather than taxing residents, the Select Board should use the money generated from the marijuana establishments.
- g. Brian Keating share that he is "an ardent New Dealer" and is for creating money for the town. He shared that it has to be used wisely. The CPA is about having local control rather than relying on grants.

- h. Renee D'Argento shared that she is for the CPA. She brought up that there will be exceptions to the taxes, which might be for the first \$100,000 or \$200,000 making it more reasonable for most seniors.
- i. Brian Keating shared that without a CPA it's going to be hard to have an Affordable Housing Trust that is effective.
- j. Brian Keating shared a technical assistance grant through Citizens' Housing & Planning Association (CHAPA). They are seeking 2-3 communities for a Municipal Engagement Initiative. The grant assistance would be to implement a community engagement strategy that focuses on housing challenges in the community and reaching any stakeholders.
- k. Pepperell Town Planner Jennifer Gingras shared the application link:
https://www.chapa.org/about/chapa-programs/municipal-engagement-initiative?utm_campaign=a0479eccbb-EMAIL_CAMPAIGN_2019_06_21_03_31_COPY_01&utm_medium=email&utm_source=CHAPA%20Main%20Email%20List&utm_term=0_9c326c3eda-a0479eccbb-205230433
- l. Jennifer Gingras said that it would be helpful to apply as a way to get support for the inclusionary zoning bylaw. She would be happy to work on the application and will reach out to Brian Keating regarding any items that she'll need assistance with. She will come back to the next meeting and go over what she comes up with.
- m. John Ladik made a motion for Jennifer Gingras to move forward with the CHAPA application; Brian seconded; Vote 4-0; motion passes unanimously.

4. Affordable Housing Production

- a. Brian Keating suggested that the committee consider taking the easy lots, such as those in the sewer district, and have them declared surplus property. To have the lots declared surplus property, Brian Keating plans to share a document from Methuen to Andrew MacLean and Jennifer Gingras. Then we would create a Request for Proposal (RFP).
- b. The committee looked at the Housing Production Plan (HPP) while Jennifer Gingras looked at the GIS mapping. <https://town.pepperell.ma.us/697/GIS-Mapping>
- c. Jennifer Gingras can come up with a list of parcels to be considered for development based on criteria that the committee gives her. Brian Keating suggested: Are they conforming? Public utility?
- d. Multifamily is only by special permit in urban residential and commercial
- e. After realizing that many of the properties listed would not allow multifamily units without an inclusionary zoning bylaw, the committee decided to direct their time to drafting the inclusionary zoning bylaw.

5. Inclusionary Zoning By-Law

- a. Jennifer Gingras's recommendation is to complete work on the Inclusionary Zoning Bylaw, especially if it is to go on the warrant for Spring town meeting
- b. John Ladik agreed to draft an Inclusionary Zoning By-Law based on the template he shared with the committee. He will send the draft to the committee to review on September 24th. Feedback is due back to John on the September 29. He'll integrate the edits on September 30. The committee will finalize the draft at their meeting on October 5th.
- c. After the draft has been finalized by the committee, it will be sent to Jennifer Gingras for review. She will suggest edits.

- d. Then the draft will be sent to other committees to review including the Planning Board, MPIT, and EDAC.

6. Next Meeting

Set for Tuesday, October 5 at 7:00 p.m.

7. Adjournment

Motion to adjourn made by John Ladik; Seconded by Brian Keating.

Voted 4-0; Motion passes unanimously. Meeting adjourned at 8:10pm.