



Affordable Housing Committee Meeting Minutes

Date: September 27, 2022

Time: 6:30 pm

Location: Remote

Attendees: Chairperson, Brian Keating; Clerk, Lora Woodward; Members: John Ladik, Tereze Stokes

Guests: None

- **Call to Order**
6:30pm by Chair, Brian Keating

- **Acceptance of Minutes of any previous meetings**
 - Brian Keating makes motion to accept the meeting minutes of 8/15/2022; John Ladik seconded. Vote was 3-0; Motion passes.

- **Update of 40R project after Town Fest (9/17/22)**
 - Jennifer Gingras and Brian attended the Town Fall Fest and reported that there was general positive agreement among those they talked to regarding the 40R zoning article. Only one person was against it because they felt all building in Pepperell should be stopped.
 - Based on past experience with Town Meetings, John believes the 40R zoning article will have a hard time passing since people would rather not change anything in Pepperell and will not do the time consuming work to read through the documentation but will rather believe the short negative messages from the naysayers.
 - Brian next discussed the letter from Andrew MacLean regarding the negative information from the growsmartpepperell.com (GROW) website and the negative campaigning by Renee. The majority of the committee felt the Grow group was not transparent since there are no names associated with it, and it was inappropriate for Renee to campaign against the 40R zoning article while being a member of the committee and felt she should resign from the Affordable Housing Committee. Lora stated that she felt it was okay for any member of the committee to speak out against a measure that the committee is pushing for. It is their individual right. Perhaps Renee's advocacy against the 40R bylaw will help make the arguments for it clearer leading up to and at Town Meeting. Brian did reach out to Renee about her actions but did not hear back.

- Next was a discussion about the video and marketing work being done by Nicole Murphy. Brian was to meet with Jennifer Gingras to discuss progress and to learn how it would be used but was unable to make the appointment. He took the action to reconnect.
- Next was a discussion of how the Committee should educate the public on the 40R zoning article. The actions are as follows:
 - i. It was agreed to make presentations at sites where townspeople meet on a regular basis.
 - ii. Lora agreed to talk to Andrew MacLean about press releases for the Nashoba Voice and Lowell Sun.
 - iii. Brian will talk to Catherine Lundeen about a possible “Buzz Killers” presentation
 - iv. Brian will check on doing an email blast
 - v. Tereze will contact the Albert Harris Center (AKA Senior Center), Lawrence Library, Pepperell Business Association, the Fitz Collaborative, and Pepperell Community Media
 - vi. John will work on editing a PowerPoint presentation to make it Pepperell specific.
- **Review joint Planning Board meeting and agreed upon tasks**
 - The AHC agreed to review the proposed design guidelines to see how they fit with affordable housing in general and determine the potential of developing and redeveloping properties. What are the pros and cons? Residents do not want to lose the small town feel of Pepperell and projects need to be designed appropriately so as not to change the view of Main Street. People want affordable housing and better access to some commercial, but we still want it to fit downtown.
 - Brian agreed to develop a request for proposal for the Peter Fitzpatrick property to determine the interest in developing affordable housing on the property. He agreed to work with the Town Administrator, Select Board, the Conservation Commission and the Climate Change Council.
 - The third task is to work on the education component of the 40R zoning article which is underway.
- **New Business**
 - None
- **Next Meeting**
 - October 4, 2022 at 6:30PM.
- **Adjournment**

Motion to adjourn made by Brian Keating; Seconded by Lora Woodward.
Voted 4-0; Motion passes unanimously. Meeting adjourned at approximately 8:12 pm.