

Town of Kent
Housing Plan Steering Committee
SPECIAL MEETING
July 12, 2022
Meeting held via Zoom

ATTENDED BY: Justin Potter, Virginia Bush, John Johnson, Tegan Gawel, Connie Manes, and Jean Speck.
Planning Consultant in attendance: Jocelyn Ayer

MINUTES:

Meeting was called to order at 7:05pm.

The meeting minutes from the May and June meetings were approved.

The June 22nd feedback forum on the housing plan goals and strategies was briefly discussed. Approximately 23 Kent residents attended this meeting in addition to the committee members. C. Manes noted that this is not a representative sample size of Kent residents. J. Potter noted that those residents that did attend the forum were very supportive of the draft housing plan goals and strategies.

The committee then reviewed the preliminary draft housing plan and provided feedback to incorporate in the next draft of the plan page by page. Suggestions for revisions included the following:

- Not using questions in the sidebar to introduce the sections/content but instead to take a more declarative approach. Make this change to the table of contents as well.
- P. 3 use the term “housing units” rather than “homes”
- P. 4 provide the source of the data on housing cost burdened households and update the unit total for Stuart Farm.
- Rewording the goal on p. 5 about “Helping meet the needs of those who work and volunteer in Kent”. This is one of the three demographic segments who’s housing needs we are trying to address.
- P. 10 move the photos there up to p. 5
- P. 11 make the chart showing the residential uses allowed in each zone clearer, add color to the legend. Reference the draft POCD p. 71 which has a similar table)
- P. 13 clarify that if a single family is converted to multi family no substantial exterior modifications can be made. This limits the options available through this regulation.
- P.13 J. Potter suggested some revisions to the 8-30g section to further clarify that section
- P. 15 not that the “at least 20 units” goal is related to creating dedicated affordable housing units.
- P. 17, p. 18, and p. 20 move the more substantive recommendations up to the top of the lists
- P. 18 move strategy #3 re: partnership with the Land Trust organizations up to goal 2.
- Clarify that the Housing Coordinator could be a part-time position and it could be shared with neighboring towns for cost efficiency.

Next steps were discussed with the committee. July 27th is the next regular meeting of this committee. At this meeting it is hoped we can finalize the draft plan and have it ready for an August public informational meeting. It is hoped that this plan could go to the Board of Selectmen for adoption in September or October.

Meeting adjourned at 8:38pm.