

Town of Kent
Housing Plan Steering Committee
MEETING
July 27, 2022
Meeting held via Zoom

ATTENDED BY: Justin Potter, Virginia Bush, John Johnson, David Birnbaum, and Jean Speck. Connie Manes joined at 6:48. Planning Consultant in attendance: Jocelyn Ayer

MINUTES:

Meeting was called to order at 6:35pm.

The meeting minutes from the July 12 meeting were approved.

The committee then discussed feedback on DRAFT 2 of the housing plan. The committee said that the redlined changes in draft 2 were all acceptable and should be kept. D. Birnbaum noted he had some typos and grammatical errors that he would email to Jocelyn. He suggested that on p.11 it be noted that in the RU-1 zone a maximum of two dwelling units can be built per lot.

J. Ayer noted that she had received additional feedback from Virginia, Justin, and Donna Hayes to date and reviewed this feedback with the committee including:

- Donna Hayes had reviewed the zoning analysis section of the draft plan and said it looked fine. She had the following suggestions:
 - page 4; second paragraph beginning with "Finding"; second sentence beginning with "In 2021...", you refer to "this". My question is, what is "this". Is it the AMI or what you could earn.
 - #7 on page 17 and #3 on page 19, I would add BOS since it is suggested that an article be placed in the newsletter.
 - on page 20, paragraph beginning with "Major employers...", I would add South Kent School.
- Justin had asked that the following be added to p. 13 of the plan, "Towns such as Kent that haven't reached the 10% threshold for an exemption from 8-30g can get a four year moratorium on 8-30g applications by accumulating a certain number of "Housing Unit Equivalent Points." The 37 units that Kent Affordable Housing has built gives the Town of Kent 76.5 points, just enough for a four year moratorium if the town wishes to apply for one, which requires 75 points. Additional affordable housing that is created will generate more points that can be used towards another moratorium." The committee voted to add this paragraph to the draft.
- Virginia suggested the following:
 - p. 5. Change photo caption to say it was a deteriorated 1828 farmhouse, and was renovated and modernized (approved by committee)
 - p. 8. When you refer to the number of homes for rent, you say that's because so many rentals sold. But sales were not the only reason--some accessory rental units disappeared for other reasons--like AirBnB and gentrified renovations. (Jocelyn will add some language about this as approved by the committee)
 - p. 9: "The 36 total dedicated affordable homes represent just 2%...." should be corrected to number 67, and 4%? (approved)
 - p. 11. the different terms for the zoning sections are confusing. The map probably can't be changed, but why not add the other term in parentheses in the text, so one can relate the two? (Jocelyn will address)

- p. 18-- on parcel program: Where it says allows building a house because of leased land, wouldn't it be clearer to say that leasing the land encourages the building by reducing the cost? (Changed as approved by committee)
- p. 20 - My own experience suggests to me that a Housing Coordinator would need to spend a lot more than 6-10 hours a month to have any effect. (The committee voted on this and decided to keep 10 hours in the plan based on Jocelyn's experience being the Housing Commission Coordinator in the Town of Salisbury.)

J.Ayer asked if the committee was comfortable approving DRAFT 2 with the changes discussed at this meeting. C. Manes moved approval of this DRAFT with the changes, J. Johnson seconded. Passed unanimously.

Next steps were discussed with the committee. Jocelyn will reach out to Glenn Chalder and Donna Hayes to ask whether the final draft should go to the Planning & Zoning Commission or whether what we have shared with the Commission already for inclusion in the draft POCD update is sufficient. It was decided that the final DRAFT housing plan would be posted on the town's website on August 1st. Jean will put an article in the town newsletter notifying residents that the draft is available for review and public comment. Comments should be emailed to Jocelyn. Deadline for comments will be August 30th.

It is hoped that this plan could go to the Board of Selectmen for adoption at the September 15th regular meeting of the BOS.

The Steering Committee will not meet again on its regularly scheduled meeting date of August 24th, instead it will have a special meeting on August 31st to review any comments received by the public during the public comment period.

Meeting adjourned at 7:35pm.