

AFFORDABLE HOUSING TRUST

Meeting Minutes

August 21, 2019

ATTENDEES: Nancy Chapman, Barbara Cox, Maura Curran (6:50), Steve Irish, Ruth Wagner

Other Attendees: Rebecca Lewis (Planning Board Liaison), Brad Washburn, Ted Brovitz (Consultant)

The meeting was called to order at 6:30 pm

The agenda was accepted by unanimous vote

Discussion: Brad Washburn, Director of Planning & Development & Ted Brovitz -

Mr. Washburn noted that he was there to give his periodic update to the Board. On the zoning front, the Mass Housing Planning for Housing Production Grant they received has been used to determine how to incorporate new affordable and diverse types of housing through zoning. Mr. Brovitz is working on a "suite of zoning recommendations" for changes to the bylaws which will be presented at the April town meeting.

Mr. Washburn showed the Board maps with shaded areas indicating where affordable housing is required by the bylaws (Greenbush, No. Scituate, Harbor). He also handed out a draft of the recommended bylaw changes and a draft of the Housing Guidelines Report.

Mr. Brovitz noted that there are very few opportunities for housing other than "single family detached". The plan includes new and expanded areas for inclusionary zoning and changes to non-conforming and smaller lots to allow for smaller houses, called "infill housing". The recommendations include standards and rules for design and Fair Housing and Affordability.

Mr. Brovitz added that new requirements for public improvements will be added to special permitting in the Greenbush area, such as adding affordable housing, public spaces, infrastructure improvements, etc. The plan is to adapt this framework to the North Scituate and Harbor areas.

There was additional discussion about inclusionary zoning, infill housing, and types of housing, including accessory dwellings. It was noted that, since 1990, 100 permits have been issued for accessory dwellings. These include both in house and separate structures.

Mr. Washburn also gave the following updates:

- 40B - Stockbridge Landing: there will be 75 units at the corner of Stockbridge and Greenfield Lane with 25% affordable.
- Herring Brook Meadow/3A: There will be 60 units with 25% affordable; construction will start this fall.
- Across from the Public Safety Facility: the owners are having preliminary discussions with the Town about building 250 rental units, including whether or not they can hook up to sewer.

He also noted that the Master Plan is being developed; it will be a 10-year plan with 20-year visioning.

Discussion: Housing Production Plan RFP next steps -

Mr. Irish said that the Board has discussed the RFP but they have not voted on it.

Ms. Chapman said that the estimated budget will be \$15,000 to \$30,000, depending on what they opt to do. Mr. Washburn noted that anything over \$10,000 needs to go to bid. He added that a report for under \$10,000 would be a light update. Ms. Chapman will call the consultants to get more details on what is included in the range of costs.

Mr. Washburn said that he will assist in the preparation of the RFP.

The Board will ask Mr. Washburn for a sample RFP.

Schedule meetings for next quarter -

- September 18th meeting will be moved to Monday, September 16th
- October 16th
- November 20th
- December 18th
- January 15th

The meeting was adjourned at 7:30 pm by unanimous vote.

Submitted by Mary Sprague

Documents Submitted:

Zoning Maps

Draft Bylaws

Draft Scituate Housing Production Report