
Minutes of the Planning Board Meeting
7:00 PM December 18, 2014
195 Main Street, Maynard - Room 201

Members present: Kevin Calzia, Chair, Bernie Cahill, Max Lamson, Linda Connolly, Greg Tuzzolo(7:15 p.m.), Andrew D'Amour

Also present: Town Planner Bill Nemser

7:00 p.m. Chair Calzia called the meeting to order

Approval of minutes

The Board reviewed the minutes of October 28, 2014.

A motion was made by Kevin Calzia to approve the minutes as written, seconded by Max Lamson. The Board voted 3 to 0 in favor of the motion with Linda Connolly abstaining because she was not present at that meeting.

Presentation: The Metropolitan Area Planning Council (MAPC) will present a report of findings of MAPC research on Maynard's housing stock. Karina Milchman will discuss demographics, housing supply, affordability and constraints to development. This report is intended to lay the groundwork for further 2015 work by MAPC and potentially be incorporated into an update of the Town Master Plan.

Town Planner Bill Nemser stated that the hearing was being televised and gave a background on the MAPC, their mission and website information. The presenters tonight are Jenny Raitt and Karina Milchman, Bill Nemser gave a background on the presenters. The purpose of presentation is the introduction of work that has been done so far on the housing production plan which was funded by a grant from MAPC to conduct the work, a subsequent grant has been applied for to complete the plan.

Jenny Raitt introduced herself and talked about the basics of putting together a housing production plan, role of the town boards in achieving the affordable housing goals, zoning amendments, municipal leadership. The components of the housing production plan are housing needs, populations, household types and demand assessment. The second phase of work is to establish the goals that are realistic and how to achieve those goals, how to move forward to implementation of the plan.

Karina Milchman will go thru the findings of the MAPC research, the report fall into three categories population, housing stock and affordability.

Population grew between 1990 and 2000 then dropped steeply to 2010, MAPC developed projections, expect over the next 15 years, Maynard will again increase in population. 25-35 to stay the same, 55 and over population is projected to increase by 40%, school enrollment has begun to increase. Most households are families, household size are shrinking. There has been a decline in households, projecting that this will reverse. Median income ranges greatly, but varies by type of household. Income by age the majority of the younger households are earning the higher incomes. Looking by age, younger and older are more likely to rent.

Housing stock – majority is single family, there are a lot of 3-4 family units. Housing demand for multifamily will be strong, compare projections to historic growing trends to see if the town is on track to meet demands. Prices have increased significantly for single family houses. Rents are below the median rents for the MAGIC towns.

Affordability - 33% are low income, a large percentage are elderly or other category. More than 37% are cost burdened which means they spend more than 30% of their income on housing. Housing inventory is currently at 8.3% for affordable housing, the housing production plan will devise strategies to meet that the 10%.

Next steps: Town has submitted a proposal for more funding, there will be a public forum, devise goals and housing objectives, development constraints, draft plan then another public form, go before Planning Board and Board of Selectmen for approval then submit to Department of Housing and Community Development (DHCD).

There was a question and answer session following the powerpoint presentation.

The meeting was adjourned at 8:03 p.m.
