

**Planning Board Meeting
7:00 PM October 27, 2015
195 Main Street, Maynard - Room 201**

Members present: Chair Bernie Cahill, Linda Connolly, Andrew D'Amour, Greg Tuzzolo

Also present: Assistant Town Administrator Andrew Scribner- MacLean

Chair Cahill opened the meeting.

There are no minutes for review

Planning Board Rules and Regulations (review):

Town Planner Bill Nemser handed out the latest draft of the revised Rules and Regulations. Bill stated the changes were mostly grammatical and cutting out repetition. Bill wants to send these regulations out for review by legal. Another change made was the fee schedule and applications are now in the appendices. Additions have been made to design review standards and the landscape regulations added.

Linda thanked Bill for revising the regulations and is glad that the pre-application meeting will now be a requirement. Bill went thru a few of the other changes relating to site plan and special permit modifications.

The Board discussed whether the applications and fees should be included as appendices or available separately in office or online. The Board agreed that a list of the applications and fees should be in the regulations but not the forms.

Housing Production Plan Phase 2:

Bill Nemser updated the Board on the Housing Production Plan(HPP), if adopted by the BOS and Planning Board, it goes to Department of Housing and Community Development (DHCD) for approval. The advantages to adopting an HPP are that it's a 5 year plan to meet affordable housing of goal 10%, currently the town is at 8.3% SHI. The meeting last week was to develop goals, strategies and objectives, look at findings from the survey results.

Assistant Town Administrator Andrew Scribner-MacLean stated he wants to make sure the Planning Board knows what adopting this plan means, it provides long term direction. There is a large segment of the town population that meets the criteria for affordable housing. Bernie asked if there is a way to prioritize the 1300 households to Maynard residents. Bill Nemser stated that some landlords have expressed interest in managing properties that are affordable, the town can create local initiatives to landlords with deed restrictions, landlords receive the housing vouchers and units count toward the inventory without having to build new homes.

Andrew stated that there is no place in town to build 100 units, there is no large scale land available for development in the town to create the units, there is a lot of acreage but already conservation land or

inappropriate for development. If the town gets to 10%, then they can turn down a 40B. 10% is a good goal to meet, it is not a legal requirement, if a town reaches 10% there are some legal protections, very valuable to communities with a lot of open space, Maynard does not have that much open space.

The solution to creating the units helps current citizens to stay in their homes, many people in this town are cost burdened cannot afford rent, but want to stay in town, they want to find honest housing that will work for them. In addition to protection from unwanted development, the HPP helps make the community stronger, creates diversity, town has a high median income but also a large number of low income.

Greg stated he understands the strategy what is available for current housing, but what is the incentive for the landlords to make property affordable, it limits them if deed restricted. Bill stated the deed restrictions can be time limited, it provides steady income, less bounced checks, they get voucher from the state.

Bernie asked if the HPP is a written report, Bill stated it is a document that can be incorporated into the master plan. The HPP is a four part plan; first part the comprehensive needs assessment, the second is analysis to constraints and where can there be opportunities, the third is goals, the fourth is strategies. Another opportunity to help meet the goals and provide residential units and help redevelop certain structures in town, for example, second floor units in downtown buildings, brings people into downtown and adds to the inventory.

MAPC is working on a draft, then there will be findings, obstacles, goals strategies, then the Board of Selectmen vote whether to adopt the goals and strategies.

Andrew stated these plans can have good intentions and then they fall thru, does the town need to show what is actually done.

Next steps are the joint meeting with Planning Board and Board of Selectmen tentatively set for December 10, the Boards will look at the strategies, look at the plan, vote to adopt it, if adopted goes to DHCD. Andrew Scribner –MacLean stated that once adopted the plan can be used as a directive on future development projects. He will do some research on existing HPP plans and inclusionary zoning and see what their outcomes are.

Questions for MAPC should be directed to Bill and he will forward to Jennie or Karina.

Next meeting is scheduled for November 10, 2015.

A motion was made by Bernie to adjourn, seconded by Linda.

Meeting adjourned at 8:31 p.m.