

PLANNING BOARD MINUTES

SPECIAL MEETING

March 26, 2009

Board members present:

Art Weber, Chairman Ron Wolanski, Planning Director

Audrey Rearick

Frank Forgue

Richard Adams

Members absent:

Gladys Lavine

Jan Eckhart

Betty Jane Owen

The meeting was called to order at 9:00 am.

1. Review of draft proposed Zoning Ordinance amendment to implement incentives to promote creation affordable housing units.

During the meeting there was discussion of the financial attractiveness of the proposal. Since the program has been changed to a voluntary program, it must be attractive to developers in order to be successful in creating units.

Local developer, Peter Gallipeau, advised that Board that the program would be workable, subject to some clarification on some the proposed provisions.

The following items were discussed by the board members:

- **The provision to allow for fees-in-lieu should be removed, given the anticipated difficulty in converting such funds into dwelling units. The goal of the program is to produce units.**
- **The provision allowing for contributions of developable land, subject to approval by the Town, will remain. The developer must demonstrate the feasibility of development of the land for the number and type of affordable units proposed.**
- **The disincentive for the development of multi-family units (section X03) should be removed.**
- **Add an example to section X03 to illustrate use of the density bonus.**
- **Consider modifications that may be necessary in other sections of the zoning ordinance and the subdivision regulations to allow for the additional on-site development resulting from the density bonus.**

Mr. Wolanski was asked to make the modifications to the draft, and to investigate the impact of the proposal on other zoning and development requirements.

Motion by Mr. Adams, seconded by Ms. Rearick, to adjourn. Vote: 4-0-0

The meeting adjourned at 10:20am