

MINUTES

Members Present

Allen Paul
David Merrill
Judy Roy
Chris Caiazzo
Susan Auglis

Staff

Dan Bacon, Town Planner
Jay Chace, Senior Town Planner
Karen Martin, SEDCO

1. Growth Management Ordinance Review

The Committee started the discussion by recapping what was discussed at the Growth Management and Multi-Family workshop that was held on December 14th with the Town Council and members of a variety of committees, including the LRPC. The committee felt the workshop was very comprehensive, and productive, to cover the history of the GM Ordinance as well as our impact fee programs, zoning, and the current interest in multi-family housing.

Mr. Bacon updated the committee on the fact that a few projects that otherwise would have qualified for growth permits from the reserve pool, have since received permits out of the annual allocation at the end of 2016. Given that, the list of projects that warrant additional permits in the reserve pool is shorter and different than presented in December.

The committee discussed this matter at length and identified a need of 285 additional growth permits in the reserve pool (of permits) to enable all of the multi-family projects that are approved, pending or planned to move forward should they get development approvals. As part of this discussion, the committee reviewed the vast majority of the projects being designed with only 1 or 2-bedroom units, which statistically would have a low amount of school-aged children. The committee also discussed the project values and resulting tax values and their overall positive ROI.

After the discussion on the need for additional growth permits given the make-up of potential multi-family projects, the committee made a motion to recommend that the Town Council approve the increase of reserve pool permits from 215 to a total of 500 in an effort to meet the current demands and thus allowing the proposed projects to proceed as allowed for under zoning. This motion passed unanimously by the committee.

The committee went on to discuss that their key points for supporting this increase be relayed to the Town Council, including that the Town has zoned for these projects; the impact of these projects will be modest on the Town's delivery of services; these projects are of significant value; that this is a current blip in market demand and is very unlikely to be sustained; and that the future update of the Comprehensive Plan can further analyze this housing sector should it continue at an unexpected rate.

2. Comprehensive Plan Update – Consultant Selection

Mr. Bacon and Mr. Paul reported out that the firm TPUDC (Town Planning and Urban Design Collaborative) has been selected out of a field of four well-qualified firms. This firm has a significant background in Comprehensive Planning and produces very creative, engaging Plans and does the same in how the public is invited to participate in the process. Ms. Martin highlighted the firms experience with fiscal analysis and examining the costs and revenue of different forms and densities of development, which is a critical step and tool. Mr. Bacon explained that the scope of work now needs to be crafted and final budget numbers negotiated before commencing work.

3. Public Comment

There was no public comment, but Mr. Paul indicated that the committee should give thought to voting on a chairperson for the committee, so that at larger meetings and public events the committee has that position and presence.

Next meeting scheduled for February 3, 2016.