

The Master Plan Steering Subcommittee met on July 15, 2021, at City Hall room 200A.

Meeting called to order at 6:40pm.

Present were: Planning Board members Peter Brunette, Rich MacNeill and Stacy Soucy, and citizen representatives Mike Foote and Gail Ober. Also, present Planning Director Dean Trefethen and Assistant Planner Rob Mora. Absent were City Councilors Henry Lipman and Bruce Cheney, Mayor Andrew Hosmer, and citizen representative Gary Dionne.

Minutes of the July 1, 2021, meeting was approved as presented. Motion to approve from Foote, second from Ober. Unanimous vote.

The group discussed the Accessory Dwelling Unit (ADU) ordinance and ways to simplify the application process as one way to increase availability of affordable housing. Since most of these potential ADU's would be in areas of the city already having infrastructure, they would be easier and cheaper to build than standalone units of housing. Also discussed was an idea about creating some form of property tax abatement for new ADU's as an incentive for people to construct.

There was discussion again about the Hilliard Rd. area of how to expand the availability of water and sewer in the Hilliard Rd, Parade Rd., or Turner Way areas. The Water Dept. could provide more water but would need help financially to expand the water network. And sewer would need to go with any expansion of water. Possibly a TIF district could be created along with some form of public/private partnership.

Foote noted there were a few areas in the city that already had utilities that had some acreage that could be developed easier for that reason. One piece of property was the area between the Elm Street School and Bond Beach, with all the property owned by the City. Jurisdictional control of the property would need to be sorted out.

Discussion was held about the fee for Short-Term Lodging permits in that we should consider increasing it. There has been some limited discussion about the same topic at the City Council. This will be pursued.

Planner Trefethen raised the issue of reviewing our requirements for green space (pervious areas) in the various zones. Current requirements are one of the drivers of density allowed in various zoning districts. Density is one of things we need to consider to address the affordable housing shortage. Staff is currently doing a study of what surrounding and like sized communities require and will report back.

Next meeting is scheduled for August 10, 2021, at 6:30pm at City Hall.

Adjournment was declared at 8:04pm.