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GOVERNOR PRENCE PLANNING COMMITTEE

MINUTES
Monday, July 25, 2022

A hybrid meeting of the Governor Prence Planning Committee was called to order at 5:30 p.m. in the Skaket Room of Town Hall.

Regular Members, Present: John Sargent, Mark Mathison, Fran McClennen, Tina Shaw (remote), Debra Oakes

Absent: Alexis Mathison, Hadley Luddy

Town Staff Present: George Meservey,

Absent: Marsha Allgeier

John Sargent opened the meeting at 5:30 pm.

1. PUBLIC COMMENT: There was no public comment.

2. RECOMMENDATIONS FOR DEVELOPMENT, DRAFT Dated JULY 20, 2022.

Members of the Committee engaged in robust discussion of each item set forth in the draft Recommendations for Development of the site, reaching consensus at each point regarding redrafting the language and recommendations for inclusion in the Final Report.

Specific changes included:

In general, the Committee felt that all recommendations and statements supporting those recommendations should be expressed from a positive posture, highlighting opportunities to create a development that contributes to the values of the Town. In addition, it was further agreed that the sections be re-ordered to bring to the fore the extent to which the committee values the design of the development. Some specific additions agreed upon include:

- a) At Paragraph 1 it was agreed that the report should expressly include the fact that no formal proposal for a particular municipal use for the site was submitted to the committee for consideration.
- b) At Paragraph 2, it was again stressed that the unique elements of the site be highlighted as opportunities for creative design, and that creative use of the topographical elements of the site by a developer would be valued; in the interest of

providing flexibility to meet these goals, it was agreed that receptiveness to a essential zoning variance should be included in the RFP.

- c) At Paragraph 3, which addresses the funding options and mix of housing, the Committee established a desire that the development include a mix of housing options offered to a wide range of income levels - - including the "missing middle" households and home ownership. The consensus of the Committee was to include a statement of these goals but, considering the complexities of financing for affordable housing developments, the RFP should give developers significant flexibility in working toward addressing the goals expressed.
- d) At Paragraphs 4 and 5 the recommendations address the goals for the physical and functional design of the development. The Committee expressed again the importance that this project be built with creativity and attractiveness that will reflect well on Orleans into the future, as well as creating a healthful and peaceful residential neighborhood. Because these values are paramount it was determined that these recommendations be moved to primary positions in the document.
- e) The Committee agreed to add the following specific items:
 - Developer to include adequate storage for tenants.
 - Development to be as environmentally efficient as possible (without mandating net zero construction, which may or may not be a relevant classification)
 - The RFP should expressly encourage Developers to explore, and take inspiration from, the rich architectural history specific to the Town of Orleans, in defining design elements consistent with community character.

3. FUTURE MEETINGS. The next regularly scheduled meeting of the Committee is Monday, August 8, 2022

4. APPROVAL OF MINUTES. Upon motion duly made and seconded, the Committee voted unanimously to approve the minutes of July 18, 2022.

5. ADJOURNMENT. Upon motion duly made and seconded, the Committee voted unanimously to Adjourn.

Respectfully submitted by Debra Oakes, Clerk.