



GOVERNOR PRENCE PLANNING COMMITTEE

Monday, June 6, 2022 - Minutes

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; Hadley Luddy; and Debra Oakes (remotely).

Absent:

Town Staff Present: Marsha Allgeier

Guest Speakers Present: Barrett Planning Group Staff and Union Studio Architecture and Community Design

John Sargent opened the meeting and turned it over to the Barrett Planning Group and Union Studio Architecture and Community Design. Elizabeth Haney of BPG gave a presentation of the planning process to date, including a summary of public comments thus far in two public meetings and two surveys, and comments by business leaders at the previous meeting on the desperate need for housing for the labor force. She also reviewed information on local and regional plans, housing needs, a market analysis done by the Cape Cod 5/Pennrose developer to demonstrate demand for affordable housing, and financial analysis of potential funding sources and the gap in funding in the absence of tax credit financing.

Jeremy Lake of Union Studio reviewed the site analysis and zoning and planning parameters, and presented revisions of the two housing-only options requested by the Committee at the previous meeting. In response to Committee members' request for a more 3D visualization of the buildings beyond the site plan "helicopter" view, Mr. Lake presented visualizations of the buildings on the site from different directions under the two schemes.

In response to the Committee's request for modification of option #1 (with 77 dwelling units) to increase building heights up to three stories, Mr. Lake showed manor houses at two-and-a-half stories to three stories moved back from Rt 6A, resulting in greater open space in the interior, and townhouses on the side, maintaining apartment buildings on the back. He also showed an open space amenity next to a connection to the Rail Trail. For option #2, which previously contained single-family detached bungalows and a total of 60 dwelling units, Jeremy showed elimination of the bungalows, as requested by the Committee, which enabled adding several more units, and elimination of the apartment buildings, for a total of 67 dwelling units and more interior open space. There is also a small common building of about 500 square feet for use by residents, and the open space next to the connection to the Rail Trail. Both options reduced parking from the zoning requirements to either 1.5 or 1.75 spaces per unit.

The Committee discussed what the presentation at the next community engagement meeting on June 10, 2022, should include. There was considerable discussion about the option with municipal use (other than housing). Most agreed that there would need to be a clear statement and explanation of the lack of a viable, realistic, affordable option for a specific

municipal use. John Sargent emphasized that he would want to hear what people thought about all options before the Committee decided on recommendations.

There was discussion about the Request for Proposals (RFP) process to secure a developer, once the Committee had drawn conclusions about options. What is proposed by the developer might not look exactly like the concepts presented by Mr. Lake. There would need to be evaluation criteria that balanced the need for flexibility to allow proposers the room for creativity and adapting to financial realities, and the need to make clear what would be acceptable to the Town without being too prescriptive and discouraging proposals. In response to Ms. McClennen's suggestion that the Committee list the questions that needed to be answered, Ms. Allgeier suggested that she work with Fran to lay those out with limits or ranges of what would be acceptable. This would be taken up after the community engagement meeting at the Committee's meeting on June 27, 2022.

Respectfully submitted, Marsha Allgeier, Affordable Housing Coordinator