



GOVERNOR PRENCE PLANNING COMMITTEE
MINUTES
Monday, June 13, 2022

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

Regular Members, Present: John Sargent; Mark Mathison; Fran McClennen; Hadley Luddy; Tina Shaw (remotely) and Debra Oakes (remotely).

Absent:

Town Staff Present: George Meservey, Marsha Allgeier

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

John Sargent opened the meeting at 5:30 p.m. George Meservey gave introductory remarks and Mr. Sargent emphasized that the Committee had not made final decisions and wanted to hear all public input. Alexis Lanzillotta of the Barrett Planning Group (BPG) explained the public input process and asked members of the public to take the short initial poll about residency and participation in past surveys. Elizabeth Haney of BPG gave a presentation of the planning process to date, housing needs analysis, local and regional plans, market analysis, financial analysis of potential funding sources and the gap in funding in the absence of tax credit financing. She also discussed the difficulty of market rate units cross subsidizing the affordable units with higher rents in the Orleans rental market.

She then reviewed the site and three site concept options previously discussed, and discussed the community use possibilities considered.

Jeremy Lake of Union Studio reviewed the relevant characteristics of the site, the housing typology used to survey public preferences, details of the options first presented, the Committee's previous comments on the options and revisions of the two housing-only options.

Some of the questions raised by the public were shared and answered where possible and discussed by Committee members.

There was discussion about the Request for Proposals (RFP) process to secure a developer, once the Committee had drawn conclusions about options. BPG staff reminded all that these were concepts and not full development plans ready to build. The point is that developers would be invited to partner with the Town on the development. John Sargent reminded that the Town does not have to agree on all points or sell the land. BPG said that the process may take a long time and cautioned that too detailed or prescriptive a plan might not be feasible. But the concepts being proposed are feasible based on discussions with the development community and funding sources and looking at what is being funded and built. They are also backed by Orleans community feedback through the various engagement mechanisms.

There was Committee discussion about the need for more clarity on community uses and other options. In response to a question on taking more time given how long housing projects take, BPG staff pointed out the need to make decisions and applications for funding soon, given the competitiveness of the funding processes. Unfortunately that involves a lot of waiting.

The public was invited to submit questions at various points during the presentation and discussion. The full list of questions with answers given at the meeting or added after the meeting will be made available on the website for the Planning Committee. The public was invited to submit further questions to George Meservey.

Respectfully submitted, Marsha Allgeier, Affordable Housing Coordinator