

Date: January 21, 2020

Time: 7:00 PM

Location: Seaside I

Present: John Feuerbach, Nancy Hammond, Joan McDonald, Sarah Mellish, Chris Olney, Peggy Hegarty-Steck, Technical Support Staff: Sue Brown

Absent: Muffin Driscoll

Others Present: MHA Board Members: Beth Heisey, John Kenney, Susan Thorne, Gretchen Woods, Nancy Hammond, MHA Director: Irene Frontiero, North Shore Community Development Corporation Director: Mickey Northcutt, Architect: John Harden; and residents

I. Call to order

The meeting was called to order at 7:00 PM by John Feuerbach. John noted that the meeting would be a joint meeting of the MAHT and MHA. Each person present introduced themselves.

John noted he would take agenda items out of order to shorten the time needed to stay for MHA members and others presenting.

II. Item IV. b. Discussion with North Shore Community Development Corporation (NSCDC)

John noted that the NSCDC was here tonight at the invitation of the MAHT and MHA because the CDC had sent an alternative approach to redevelopment of the MHA sites in response to the MHA's RFP.

Mickey shared that the NSCDC is a 40 year old non-profit community development corporation with offices in Salem. The CDC has worked in many area towns, focusing on affordable housing and downtown revitalization and stewardship or the long term care of developments they create. The CDC has recently undertaken projects in Gloucester and Merrimac Mass. They are hopeful to expand their affordable housing in Cape Ann.

Mickey noted they are coming into the discussion about redevelopment of the MHA sites with an open mind and to work together to determine how together the MHA, MAHT and NSCDC can increase affordable housing.

Those attending discussed ideas including potential funding sources, design and performance criteria, level of affordability and the potential process for moving the idea forward, including relocation challenges and opportunities, working with the various state agencies and town boards.

Mickey suggested the CDC could work in parallel or as a team member of a consultant team that would respond to the MAHT's RFP for a consultant to help identify what would be needed to make redevelopment of the MHA sites feasible.

John Harden was invited to share concept plans for the sites. He noted that a principal objective of redevelopment would be to make small changes to the site that would create

large impacts. He outlined a plan for the Plains and Newport park that takes down one eight unit building to create a 32 unit building to increase unit count by 24. He showed a design for a three story multi-family apartment building with a mansard roof that tended to mask the third floor and reduce the perception of height.

He noted that parking requirements present limitations to the number of new units that could be developed.

Those attending discussed the potential pros and cons of a mixed income and mixed age facility.

III. IV a. Discussion of Draft RFP for Feasibility Study

Board members discussed the draft Vision crafted to provide guidance to a prospective development partner. John will re-distribute making the few changes decided on among members.

Board members discussed the draft RFP. Members generally agreed that the RFP should be revised to indicate a two phase process, much like the original MHA RFP. The two phases would be 1) determining feasibility criteria for redevelopment and 2) bringing forth a project concept to the Town and DHCD to appeal for funding.

John and Chris will work on the changes and will send to Sue for distribution to members for review.

IV. III. Administrative

- a. **Approval of Minutes (Nov 13 and Nov 21, 2019)** Minutes were approved as presented
- b. **Technical Assistance Hours and Tasks** Sue averaged an hour a week over the last two months for administrative functions and MHA redevelopment project related tasks.
- c. **Treasurers Report** Joan reported that there were no changes to the MAHT account. Members discussed soliciting donations via town mailings, similar to how other Town Committees do. Examples include Friends of Manchester Trees, the 375 Committee and the Parks Department for Fireworks.
- d. **Update CPA Request** Joan reported that the CPC recommended approval for \$150,000 of the \$200,000 requested. Town Meeting must approve. The funds would be available after July 1.

V. Discussion of Inclusionary Zoning Bylaw changes recommended by Attorney Bobrowski

Sue reported that Planning Board Zoning Consultant has advised that the Town's Inclusionary Zoning Bylaw is illegal as written and should be removed or rewritten. Mr. Bobrowski is of the opinion that there is no nexus between the development of market rate housing and the need for more affordable housing and without the cause and effect relationship the requirement for a "payoff" via an affordable housing unit or a payment in lieu of a unit, to obtain permission to build amounts to an illegal tax.

Mr. Bobrowski notes that the remedy for the bylaw is to provide a benefit to the developer for providing an affordable unit or a payment in lieu of a unit. The benefit typically granted would be a density bonus.

The Board is unanimously against removing the Inclusionary Zoning Bylaw and asked that their opinion be passed on to the Planning Board. They also requested that Sue get a written explanation from Attorney Bobrowski as to what specifically he is basing his opinion on.

VI. Other matters, as may not have been reasonably anticipated by the Chair (Discussion only).

John provided an update on the citizen led Housing Zoning Study Group. The group of citizens has met twice and will be next meeting on February 1st. Their primary objective is to identify the types of housing that could help diversify housing options in Manchester and bring forth a zoning bylaw that would support its development. Accessory Dwelling Units are considered one of the most viable and supportable options to date. The Study Group's process would include working with PB, BOS, AHT and others to build support before presenting as a warrant article.

VII. Next Steps

- a. Sue will ask Mr. Bobrowski for an explanation in writing regarding his opinion on the Inclusionary Zoning Bylaw
- b. John will write up a short paragraph that could be sent with a solicitation for donations.
- c. Chris and John will revise the RFP and send to Sue for distribution
- d. Sue will let MHA know of MAHT's next meeting date.

VIII. Next Meeting Date

Tuesday, February 25th at 7:00 PM.

IX. Adjourn

John adjourned the meeting at 9:00 pm.

Minutes recorded and submitted by Sue Brown