

TOWN OF CUMBERLAND HOUSING TASK FORCE MINUTES
Tuesday, December 13, 2022, at 6:30 pm

Call To Order: Chair Broder opened the meeting at 6:30 pm.

Roll Call: Present: James Broder - Chair, Lu Gallaudet - Vice Chair, Rick Doane, Gail Witherill, Justin Wood, Mark Lapping. Town Councilors Bob Vail & Mark Segrist. Carla Nixon, Town Planner.
Absent: Betsy Harding, Eben Sweetser, Katie Magoun, Brian Cashin, Christina Silberman, Administrative Assistant.

Approval of Minutes of last Meeting:

Chair Comments: Chairman Broder welcomed members to the final Housing Task Force meeting. Mr. Broder stated that he is assisting with a CDBG Grant Application that would partially fund a new Housing Authority Director. A match or contribution from the Town would be required and today the Town Manager signed the grant application.

Mr. Broder stated that the presentation to the Town Council with the Task Force's final recommendations has been moved to January 9, 2023, due to a conflict with the Christmas Holiday.

The Housing Task Force began review of Chair Broder's draft recommendations.

Mr. Lapping recommended that there be some way of setting off the key statements contained in Chapter 2. Perhaps bold or underlined font.

Typographical errors were noted by members. Ms. Nixon will take these and edit the final draft report.

Ms. Gallaudet asked if there should be a recommendation to restrict ADU's to owner-occupied properties. The members decided that this was not something that should be a recommendation in the report. Councilor Segrist stated that he would prefer to see such consideration given when and if there is a problem with ADU's.

Mr. Doane questioned whether the "near term goal of 150 units of non-age restricted affordable housing" would preclude counting the 45 units being proposed by the Szanton Group on Rt. 1. Ms. Nixon stated that the project is up for final review by the Planning Board on December 20th, which will be prior to the presentation to the Council on January 9th. Members discussed how to count unit development and how to define the type of unit affordability. Ms. Nixon proposed amended language to Chapter 4.0 to "near term goal of 150 units of affordable housing to include a mix of workforce housing and non-age-restricted units." Members agreed with this language change.

There was discussion about the ability of developers to "opt-out" of providing actual units to instead provide a fee which would be used to develop additional housing.

Administrative Matters: Chair Broder asked Ms. Nixon to make the changes to the draft report as discussed in the meeting and send it to him.

Adjourn: The meeting adjourned at 8:38 pm.