

11-15-18

## Downtown Committee Meeting Minutes

### Downtown Committee Meeting 5: Housing, Parking, Transportation Part II

5-6pm

*Town Office, Upstairs Meeting Room*

**Attending:** Betsy Hopkins, Elin Elisofin, Holly Sault, Kris Davidson (virtually), David Wylie (virtually), Hooper Brooks (virtually), Gabe McPhail, Andy Dorr, George Kendrick, Shelby Smith  
*Absent:* John Wasielewski, Kathy Warren, Margaret Qualey

5pm Start

#### DISCUSSION:

#### **Housing, Parking, Transportation Part II**

Part II of the conversation about Housing, Parking, and Transportation focused on Housing as presented in the chart below.

<b>Concepts -</b> <i>What's motivating us?</i>	<b>Considerations-</b> <i>What do we want to plan for / consider?</i>	<b>Questions-</b> <i>What do we need to know or decide?</i>
Access to Housing Retain/maintain Working Waterfront Balance 3 Economies	<b>Downtown Housing</b> <ul style="list-style-type: none"><li>• Year-round housing</li><li>• Short-term housing</li><li>• Workforce housing</li><li>• Elder housing</li><li>• Air B&amp;B</li><li>• Owner-occupancy</li></ul>	Should the town play a role in access housing in the DT area? How? Should use ordinances, zoning, and tax incentive changes be put in place beyond what's already on the books to encourage housing? Should housing be permitted in the commercial zone? What type of housing do we want to encourage DT? Should there be Air B&B/short term stay limitations? Should there be owner-occupancy limitations?

The information generated during this conversation is represented below in relation to our ongoing considerations.

	<b>Zoning, Code, Ordinances</b>
	<i>What should be retained, what should be altered? Added?</i>
<b>General Comments</b>	We are communicating with the Town Housing Committee (a Stakeholder group, Jeff Aronson, chair; Elin and David are members) Group is looking mostly at YR housing needs/solutions; doing an inventory of YR housing and potential YR housing. Also looking at education - how to be a good tenant, save for down payment, etc. Educating renters on fire safety, proper renting behaviors, is essential There are properties and land available to be purchased so the opportunity to purchase on the island exists, year-round rentals are more of a necessity for

	<p>members of the community</p> <p>What are our limits to growth in the DT area? We must know this (sewer, water, infrastructure)</p> <p>Encouraging residents to live DT YR generates vibrancy</p> <p>Freezing pipes an issue that renters/building owners</p> <p>Working to winterize the properties necessary to have more year-round housing</p> <p>Rockland put limit on Air B&amp;B's allowed, which opened more areas for longer term housing</p> <p>Need to have a conversation about really short-term housing, including B&amp;Bs, Hotels - Ok for more in the DT area? Anything to prevent that now?</p> <p>Workforce housing is an issue</p>
<b>Housing</b>	<p>North Haven Affordable Housing has a covenant on who can buy/rent their units</p> <p>If privately owned or non-profit then it can be controlled who purchases</p> <p>What ordinances could be added/changed to encourage the use of space for YR housing?</p> <ul style="list-style-type: none"> <li>• DT residential part of buildings - change parking requirements to 1 space rather than 2?</li> <li>• Resident parking in town lots OK?</li> <li>• Allow upstairs apartments in Commercial-Marine Zone? A slippery slope? (Need to leave the working waterfront intact, rather than converting all to residential; but what sort of commercial use do they have?)</li> <li>• Cluster-housing/co-housing</li> </ul>
<b>Funding</b>	<p>Incentives for?</p> <ul style="list-style-type: none"> <li>• YR 2nd floor housing</li> <li>• Co-housing, cluster housing, apartments</li> </ul> <p>Large burden to maintain and build-out Main St. structures, whatever town recommends should be of benefit/incentivize building owners - help them maintain structures</p>

	<b>Broadband</b>
	<i>Downtown infrastructure should include cable for future BB use</i>
<b>General Comments</b>	<p>BB would likely increase the desire for office spaces, specifically on second floors, in downtown</p> <p>Not within the “power” of the committee to dictate what kind of businesses are going to be in downtown and where those businesses are going to be located</p>

	<b>Community, Cultural, Functional</b>
	<i>Current and future</i>

<b>Housing</b>	3rd floor of net factory - affordable housing? YR housing; co-housing? Town is not going to provide housing, but is encouraging housing Public private partnership could be option for developing housing on net factory property More people living YR DT would add to vibrancy but would it increase traffic?
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This information will be referenced in upcoming discussions and will lay the foundation for recommendations and further research.

### **6pm Meeting Adjourned**

View the PDF powerpoint for this meeting by [clicking HERE](#).