In Attendance:
Suzanne Hamilton
David Killeffer
John M. Millholland
Janet Daylor
Tim Burke
Greg Wilson
Rich Bryan
Jen Wadland
Matthew Sisk
Greg Quinn
Andrew Kaye (arrived at 7:05pm)
Dick Wentzel (arrived at 7:35pm)

Not Present:
Rich Bielecki
Trisha Keegan
Lee Castignetti
Kathy Corbo

Full Committee:
David Killeffer
Greg Wilson
Janet Daylor
Kathy Corbo
Jen Walland
Lee Castignetti
Andrew Kaye
Greg Quinn
John M. Millholland
Richard Bryan
Dick Wentzel
Matthew Sisk
Rich Bielecki
Susanne Hamilton
Trisha Keegan
Tim Burke
Meeting Agenda for 2019-09-16

Posted Meeting Agendas and Approved Meeting Minutes can be found at: https://braintreema.gov/AgendaCenter/Search/?term=&CIDs=38

The goal will be to review and make recommendations on Inclusionary Housing and Flexible Development.

GOALS/OBJECTIVES:
Review and make recommendations on Inclusionary Housing and Flexible Development.

Inclusionary Housing Section Review

Braintree needs to be at 10% of total available housing units or 1.5% of all available land area dedicated to Inclusionary Housing.

Some discussion over how much of Inclusionary Housing Stock open for a lottery should be open to local residents - some discussion over 70% of available inclusionary housing lottery stock be made available preferentially to local residents.

Reviewing sections under Sec. 6.1 Inclusionary Housing

Matthew Sisk made a motion that we recommend the creation of an Affordable Housing Trust be established to go along with the rest of the Inclusionary Housing zoning recommendations
  Motion was seconded by Dick Wentzel

Discussion:
• Affordable Housing Trust (AHT) should have a minimum of 5 members on their board
• AHT’s board should be comprised of a fair representation of Braintree residents

• Further clarification on the composition of the board can be made at a later date

Vote:

In Favor: David Killeffer, Suzanne Hamilton, John M. Millholland, Janet Daylor, Tim Burke, Rich Bryan, Jen Wadland, Matthew Sisk, Andrew Kaye, Dick Wentzel

Opposed: Greg Quinn

Abstain: Greg Wilson

Matthew Sisk made a motion that we accept the language of Sec. 6.1A as-written:

Motion was seconded by Tim Burke

Vote:

In Favor: Suzanne Hamilton, John M. Millholland, Janet Daylor, Tim Burke, Rich Bryan, Jen Wadland, Matthew Sisk, Andrew Kaye, Dick Wentzel

Opposed: none

Abstain: David Killeffer

Rich Bryan made a motion that we accept the language of Sec. 6.1B as-written:

Motion was seconded by Matthew Sisk

Discussion:

• Some members said we ought to have a sliding scale on the development of multi-family dwellings of 3-4-5 units

• Sec. 6.1 B - Motion was made by Janet Daylor to require an in-lieu payment for 3, 4, or 5 dwelling units, seconded by Tim Burke

• Vote on this amendment:

  ▪ In Favor: unanimous (Suzanne Hamilton, John M. Millholland, Matthew Fisk, Rich Bryan, Greg Wilson, Tim Burke, Janet Taylor, David Killeffer, Jen Wadland, Andrew Kaye, Dick Wentzel)

  ▪ Opposed: none

  ▪ Abstain: none

• Several members discussed about “Housing Production Plans” and how we might be able to use one to gain more control and direction over the development of the town
Motion to amend Sec. 6.1B by Andrew Kaye to increase to 1+ units and exclude single family
Seconded by Rich Bryan

Vote:
- In Favor: unanimous (Suzanne Hamilton, John M. Millholland, Matthew Fisk, Rich Bryan, Greg Wilson, Tim Burke, Janet Taylor, David Killeffer, Jen Wadland, Andrew Kaye, Dick Wentzel)
- Opposed: none
- Abstain: none

Motion made to set the starting number for affordability be set to be 6 units

Vote:
- In Favor: unanimous (Suzanne Hamilton, John M. Millholland, Matthew Fisk, Rich Bryan, Greg Wilson, Tim Burke, Janet Taylor, David Killeffer, Jen Wadland, Andrew Kaye, Dick Wentzel)
- Opposed: none
- Abstain: none

Meeting Closing

Motion to adjourn at 9:33pm, next meeting will be Thurs, Sept. 26th at 7pm