

HOUSING MASTER PLAN SUBCOMMITTEE
December 6, 2016
15 Stonehedge Road, Windham
MINUTES

PRESENT: Terri Lucas, Ruth-Ellen Post (Planning Board Rep.), Jonathan Sycamore.

Ruth-Ellen opened the meeting at 7:25 p.m.

The Board reviewed the minutes of November 15, 2016. **MOTION** by Jonathan to approve the minutes as submitted, seconded by Terri. Motion passed unanimously by those present.

Discussion took place about report and meeting with Planning Board, currently scheduled for December 14. Jonathan suggested possibly sending a memo instead.

The additional data recently supplied by Jennifer Simmons was discussed. Her recent email confirmed that the limit on 55+ housing, as stated in the Ordinance, is 10% of current housing stock. We estimate that this could be achieved, given present housing numbers, with 201 additional units for 55+ housing.

Discussion again confirming our basics for the “Housing Options” segment of our Chapter:

1. For 55+ housing, the 10% cap is a good assurance of adequacy for this group so we recommend keeping it going forward.
2. For upscale or luxury housing (which we are defining as \$700,000 and higher in value) the current supply is adequate.
3. Among homes priced for entry-level or first-time buyers, the supply is low and opportunities for such buyers very limited. A goal would be to increase the percentage of housing stock that offers an opportunity for buyers in this category.

Discussion again regarding the “Challenged Land” segment of our Chapter: we’d like to understand better how the most recent building analysis was calculated; was it based simply on acreage remaining undeveloped in residential zones, or did it take into account significant portions of such acreage where development may be hampered by wetlands, WWPD, ledge, steep slopes, and the like? We need a better understanding of the data in that regard. Ruth-Ellen will see what she can find out about that.

Regarding residential development in general, **an underlying question was identified:** which is the driving force? Does building capacity determine future population growth, or does projected population growth determine housing development? Put another way, are we obligated to accommodate projected population growth regardless of conditions, or should other tangible factors (topographical challenges, groundwater supply etc.) prevail even if that limits projected growth?

It was agreed that we will have to **postpone the December 14 presentation to the Planning Board.** Ruth-Ellen will ask that our December 14 presentation be rescheduled for some time in late January.

Jonathan agreed to re-write the Introduction he provided some time ago to simplify and shorten – going for a more general summary and intro. He will try to email that out by the 15th or 16th. Ruth-Ellen

agreed to work on a preliminary review draft of the rest of the chapter after receiving that from Jonathan.

NEXT MEETING: TUESDAY, DECEMBER 20 AT 7:00 P.M. It will again be at 15 Stonehedge Road.

Respectfully submitted,

Ruth-Ellen Post