**Implementation of PA 21-29 Subcommittee**

MINUTES June 14, 2023

3:00 p.m. Main Level Meeting Room

ZONING COMM. MEMBERS PRESENT: Mrs. Andersen, Mr. Solley HOUSING COMM. MEMBERS PRESENT: Mrs. Gorra, Mr. Woodroofe ALSO PRESENT: Mr. Charles

Mr. Solley called the meeting to order at 3:10 p.m. He reported that Mrs. Hill had emailed him that she would not be able to attend the meeting because of a family matter. She said she hoped that the subcommittee’s repeated discussions regarding the 10% Affordable units requirement for MFH would be accepted as well as the ability to apply for a smaller MFH project in both the commercial and residential districts with a by right application requiring site plan review by the Commission. There was further discussion of Mrs. Hill’s requests and the subcommittee did, in fact, agree to the 10% Affordable unit requirement. With regard to the by right site plan review versus the special permit application process, Mrs. Andersen brought to the attention of the subcommittee a brief from Hallorin and Sage written soon after PA 21-29 was enacted. Review of this brief led the subcommittee to realize that using both forms of the application process might be fairer and more acceptable than only allowing the application process by special permit.

Note: At this point it was noticed that the recording equipment was not working properly.

A discussion then ensured regarding the 10% Affordability requirement, the number of Affordable units that might result, and what their price range would be. It was noted their sale price would have to be significantly lower than 90% of the units. A rough estimate would be in the range of $200,000 to #300,000.

Mr. Buell’s undated letter to the Zoning Commission regarding current section 12.1 was discussed and it was agreed the Commission would first handle the PA 21-29 MFH regulation addition.

The minutes of the May 31, 2023 subcommittee meeting were accepted and the next meeting was scheduled for June 29 at 3:00 p.m. in the main hall conference room.

The meeting was adjourned at 4:30 p.m.

FILED SUBJECT TO APPROVAL

By Mr. Solley, Chairman