

Housing Committee Minutes

January 9, 2023

Members present: Wayne Lehman, Katrin Kasper, Caren Rossi, Sally Cedarholm, Nick Taylor, Andy Robertson, Deb Sugerman.

Meeting called to order at 12:08 by Amanda Gourgue:

Chair recognized Wayne Lehman noting that he is the Planning Board representative to the board. Mr. Lehman introduced himself and told the group a little about his background.

First order of business; motion by C. Rossi to approve minutes of prior meeting, seconded by Deb Sugerman, approved with 1 correction, addition of the word "could".

Second order of business; the board started to review the steps needed to make ADU rule changes with the Planning Board. Conversation turned to rental rates, D. Sugerman noted that a really small, basic apartment was renting for \$1400, per month in Lee, C. Rossi added that the Darbyfield is at \$1850 per month.

N. Taylor reviewed how community trust funding works in communities.

There was general discussion about homelessness.

K. Kasper and C. Rossi emphasized the need for community education with regard to potential housing solutions. N. Taylor concurred and recommended showing existing documentaries at meetings and having public forums to get the community involved and educated. S. Cedarholm suggested having information available at deliberative session.

There was discussion of the tiny home/cottage development in Dover.

There was discussion of how to balance the community's desire to preserve open space with the need for more housing. K. Kasper noted "There's the story of what we are and then there's the reality of what we are".

D. Sugerman brought up infrastructure concerns, N Taylor and C. Rossi gave an overview of state regulations and requirements for development on state roads.

K. Kasper brought up transportation concerns.

N Taylor said he thought focusing on ADU regulations was a smart first step for the group. K. Kasper said that how ADUs are regulated is critical to maintaining balance, we need to make the ADU process easy.

C. Rossi gave an overview of Lee's planning history pointing out that Lee didn't have any zoning until the 1960's which is why there are incongruous patches of development sprinkled throughout the town.

K. Kasper said it seemed like the planning board was actually interested in adding more restrictive language to ADU regulations. A Gourgue said that it was crucial for the Housing Committee to work with the Planning Board and suggested creating a sub-committee to work on this. C. Rossi told the group that

the planning board is the biggest hurdle and added that planning board decisions are usually data driven, the board likes data.

A. Gourgue feels the committee needs to move forward with a 2 phased approach; focus on educating the general public and also focus on educating the planning board. She likened the strategy to “divide and conquer”.

W. Lehman suggested including the planning board collaboratively, ask the board how they would like to see the definition shaped. K Kasper emphasized the importance of determining exactly what the group wants to achieve and what to support.

C. Rossi tells the group that the planning board is presently finishing up site plan review revisions and will tackle ADU changes when they’re done, probably in March.

There was general discussion regarding picking target areas for high density housing, discussion of different models of community funding and which models might have restrictions.

A Robertson mentioned buildout potential and questioned what’s really available to develop in Lee? C. Rossi responded that there are 2 large parcels of undeveloped land that are not under easement or restriction, those being the Diberto piece and Jim Bank’s property. N Taylor suggested inviting the property owners to a meeting in the future.

K Kasper discussed changing construction processes; IKEA houses, 3D printed houses, pre-fab housing, etc...

D Sugerman thinks the committee should put together a “1 pager” on housing needs for the community. K Kasper suggested a Lee Housing Information web page.

There was general group agreement that the committee should focus on education. N Taylor noted that the HOP grant deadlines were in January and August, mentioned getting funding for a zoning audit. There was discussion about getting rent information and creating a survey.

The group decided that the best path forward would be to gather information that could be used to create a story backing up the need for ADU zoning revision. There was consensus that the group should talk with other towns and get as much data as possible to present to the planning board. D. Sugerman and S. Cedarholm agreed to work on a written draft “story” that could be used for educational purposes.

The meeting adjourned at 1:08 PM on a motion by C. Rossi with a second by K. Kasper. Next meeting to be held on 02/13/2023.

Minutes compiled by A. Robertson