HARWICH HOUSING COMMITTEE MEETING MINUTES

March 16, 2023 at 6:30 PM

Small Conference Room; 2nd Floor

Harwich Town Hall

Meeting called to order at 6:30pm. In attendance: Claudia Williams, Mary Mazlowski, Liz Harder and Art Bodin

1. Minutes from February 13 Harwich Housing Committee meeting accepted; Mary Mazlowski motion, Liz Harder second; unanimous.
2. Committee Reorganization: Reorganization discussed and the committee decided to stay with the current structure until our vote in June/July.
3. Introductions: Mary Anderson, our Selectperson Liaison, and Joe Powers, our Town Administrator and Chairperson of the Housing Trust.  Joe discussed that his directive to Paul Halkiotis and Brianna Nickerson were to support any groups that work towards housing, any housing. The Trust is designated to focus on "Affordable" as defined by state and federal guidelines.
4. Review and discussion of the Committee Charge: The committee asked what is the charge from the Board of Selectmen and Town Administrator for the Harwich Housing Committee. Joe Powers asked us to update the charge and present it so that it can be addressed at the Board level. Discussion and questions around who should be leading the charter. Mary Mazlowski suggested the Housing Committee draft what they would like the Charter to include and come prepared for the next meeting so that we can finalize and present to the Board of Selectmen.
5. Discussion of goals and objectives for 2023: Paul Halkiotis spoke on the Housing Plan and the comprehensive plan. The comprehensive plan is out for bid to include a housing plan. Paul is looking to see if this can be done and qualify as state certified by the consultants.
   1. Mary Mazlowski asked if we can look at the last set of goals so that we can check off what we've accomplished since 2016, when it was written.
   2. Joe Powes spoke: Brianna has been tasked with meeting with all the departments and committee chairs that have to do with Housing. He also said that Jen Goldstein, consultant, is currently contracted with the housing trust but may be available to help with the housing development plan.
6. ADU Bi-law amendment discussion & update: Paul discussed the accessory dwelling zoning, copies were presented to each member of the Housing committee. He said there seem to be two camps on the Planning Committee: one that was focused on waiting because of the potential environmental impacts and one group that was favoring moving forward. Paul feels there won't be enough building to impact the environmental concerns and asked people to attend the hearing and/or write a letter to the planning committee. He would also welcome a letter from the Housing Committee supporting it for town meeting.
7. Communication between Housing Trust & Housing Committee: Brendan Lowney spoke regarding the upcoming housing trust meeting on Monday at 12:30 where they were presenting Brianna's info and rents at 80% of AMI and who that would cover.  Liz asked Brendan if he would be willing to be on the housing committee as a communication liaison between the trust and housing committee. Brendan said he'd be willing to be on the committee for a short-term solution.
8. Meeting Dates & Time: It was decided that the second Wednesday of the month at 6 PM was the best time slot for future housing committee meetings and next meeting is set for April 12 at 6 PM.
9. Old business:
   1. Art Bodin gave an update on the Old School House; 10 units were approved. He also spoke on the Royal property and that it was Longfellow’s Builders that came before the historic committee. There are 26 one-bedroom units proposed. Claudia Williams asked about any affordable units at this property.  She also asked if we can consider a zoning bylaw requiring a certain number of affordable units based on total number of units proposed. Mary Mazlowski said that Yarmouth has one and the committee add to the next Agenda.
10. Adjournment: 7:50 PM motion to adjourn by Mary Mazlowski and seconded by Claudia Williams. Unanimous.