



**MINUTES**  
**Housing Committee Meeting**  
**Tuesday, May 25, 2021**  
**Virtual Meeting – 7:00 PM**

**Committee Members:** Barbara Freeman (Chair), Richard Wright, Christopher Hernick (Planning Board), Christopher Millette (Planning Board), Denise Mitchell (Planning Board), Tom Krebs, Peter Stanley (Planning Board Consultant), Matthew Mynczywor and Alicia Zanderigo.

**Consultant**

Steve Whitman

Mr. Whitman gave a PowerPoint presentation. He explained the intent is to identify disconnects between the vision and policy related language in the Master Plan and the three land use regulations.

**Master Plan**

He said there are three major implementation actions that were identified in the Master Plan to continue this work:

- The Town should initiate an outreach and education campaign related to the new workforce housing provision. – Done
- Conduct a housing needs assessment of the community to identify additional unmet housing needs. – Done
- Review and amend the zoning regulations to encourage development of a variety of housing types beyond single family residential units.

Density and Use Related Policy – The future land use map calls for zoning changes that will create denser mixed-use village areas in the vicinity of South Newbury, Newbury Town Center and the traffic circle. If they move forward, they present opportunities to allow a greater mix of uses on smaller lots, which will provide opportunities for shared infrastructure and the creation of a variety of new housing units.

**Zoning Ordinance Potential Changes – Requires Town Meeting Approval**

Discussion has in past meetings has revealed the following:

- Duplex – there is currently no definition of a Duplex in any Newbury Lane Use Regulations. This needs to be defined.
- Cluster definition – the definition only allows for residential uses currently. Consider revising this definition to allow, mixed use developments to make use of this regulation if they are within or adjacent to future Business and Village Zoning Districts.
- Accessory Apartments – Could the number of bedrooms permitted be increased to three? Could the maximum square footage be increased?
- Multi-Family Structures – This could allow a smaller lot size calculation for multi-family structures.
- Cluster Development – This is currently the best option for creating some affordable units in a new subdivision, however, the density bonus does not make this alternative attractive enough.
- Longer term changes include duplexes, multi-family structures, lot size and density requirements, and cluster development regulations.

#### Subdivision Regulations- Requires Planning Board Hearing(s) for Approval

- Near Term Changes include definitions and a way to waive the additional site plan requirements for subdivisions that provide a small multi-family unit.
- Could the standard be changed so that a minor site plan approval for a multi-family unit would be acceptable if it is 3-5 units, and a major site plan approval for over five units?
- Longer Term Changes might include lot size averaging that allows lots in a subdivision to meet the minimum lot size requirement on average. Some lots will be smaller and some larger. Another possible change is form based code which emphasizes the location and size of new structures rather than the uses within. Another proposed change could be the inclusionary housing offering incentives for the construction of workforce housing.

There was a brief discussion.

Ms. Mitchell thinks the duplex is most interesting.

Mr. Stanley said he would like to look at a formula as to how many bedroom units could be on a two-acre lot restricted to village type areas. He said there will need to be a legal agreement with the owner as far as the shared driveway, septic, etc.

Ms. Freeman asked when the Committee members wanted to meet with the Board of Selectmen. Ms. Zanderigo thinks they should meet with them in July.

Ms. Freeman will research as to when the Board of Selectmen meetings are and get back to the Committee.

#### **Adjournment**

The meeting adjourned at 8:15 p.m.  
Respectfully submitted,  
Donna Long, Recording Secretary