



**MINUTES**  
**Housing Committee Meeting**  
**Tuesday, April 27, 2021**  
**Virtual Meeting – 7:00 PM**

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

**Public Attending**

Liz Tentarelli

**Consultant**

Steve Whitman

**Feedback and Questions Pertaining to the Panel Discussion:**

Ms. Freeman said she thought the panel discussion was terrific and gave a lot of information about what they need to know.

Ms. Shultz said it was very informal and a lot of good points made.

Ms. Zandrigo agreed that there was a lot of good information, but it is important to keep the community educated on this subject.

Ms. Tentarelli thinks it is important to remind people that this is a regional issue.

Ms. Mitchell said there can be an elitist point of view in a lake community. She also said that she does not think people realize this is being required by the state.

Ms. Zanderigo said it might be important to find out what other local communities plan for this and have it available for our residents that ask. Ms. Freeman thinks this is a good idea.

Mr. Stanley said that no one town is responsible for workforce housing.

Ms. Freeman stated that Andrew Winter said they look for transportation and services and this might be one reason why New London has more housing options.

Mr. Stanley said there is one development called Bittersweet that is low-income affordable housing of all ages in New London. In his experience the biggest obstacle to most affordable housing is the cost of materials and code enforcement people.

### **Review of Housing Examples in Panel Discussion:**

Case study examples from other communities – Mr. Millette said he thinks the biggest issue is no municipal sewer in Newbury. Mr. Whitman said he thinks identifying these limitations is important. Mr. Stanley said there is one subdivision that has 17 units and each one has a tank and then goes to a treatment facility in the area. There are definitely options that can be looked at for sewer options.

Mr. Millette also mentioned looking at the topography in the town.

### **Discussion related to the types of housing desired for Newbury, and where allowed/encouraged –**

Mr. Whitman said even if you bring ideas to the town, there might be other initiatives to work on in case the solution the committee chooses is something that does not work out.

There was some discussion regarding transforming older style homes into affordable housing.

There was also some discussion regarding land that the South Newbury Union Church owns. Mr. Whitman said that if we can identify opportunities for housing, then other services might follow.

Ms. Shultz asked about wetland properties. Mr. Healey said the state does not allow impact at all in the wetlands.

### **Discussion of Next Steps**

Mr. Whitman said that he will complete a regulatory audit of what the group has done thus far.

Discussion took place about the date/location of a big summer public meeting. It was decided that it will take place on Monday, July 26 via Zoom if it is still allowable according to state mandate.

### **Adjournment**

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Donna Long  
Recording Secretary