

Town of Yarmouth
Community Housing Committee
MINUTES
July 25, 2022

The July 25, 2022 meeting of the Community Housing Committee was held in a hybrid model, both in person in Room A of Town Hall 1146 Route 28, South Yarmouth, MA and via the virtual conference platform Zoom. The public was able to attend the meeting in person or via the Zoom virtual meeting conference platform. Committee members were allowed to participate through remote participation/virtually pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021 and extended through March 31, 2023.

Members present: Chair Lorraine Doyle, Richard Carroll (remote) Lee Hamilton, Brad Goodwin (remote). Staff Present: Mary Waygan. Also present remotely: Karen Sunnarborg of Sunnarborg Consulting, Myra Suchenicz, and members of the public.

Seeing quorum the Chair opened the meeting at 4:09 PM by roll call:

Richard Carroll: PRESENT (Remote)

Brad Goodwin: PRESENT (Remote)

Lee Hamilton: PRESENT

Lorraine Doyle: PRESENT

COMMITTEE BUSINESS

Minutes: On a motion by Richard Carroll, seconded by Brad Goodwin, the Committee voted unanimously to approve the meeting minutes of June 6, 2022 as presented, by roll call vote:

Richard Carroll: YES

Brad Goodwin: YES

Lee Hamilton: YES

Lorraine Doyle: YES

Chair's Report: Chair Doyle attended the Age Friend Team meeting to promote the Committee and efforts to create more affordable housing in Yarmouth.

Membership: The Committee currently has one vacancy, and it is expected there will be at least one additional vacancy by the end of the year, possibly two. Chairwoman Doyle recognized Myra Suchenicz, who was in attendance. Ms. Suchenicz introduced herself and expressed an interest in being appointed to the Committee. Chairman Doyle reported that she met with Andrew (Drew) Kraus of the Yarmouth Age Friendly Team, and recommends him to the Committee for appointment. The Chair continued this matter to the next meeting.

NEW BUSINESS: none

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OLD BUSINESS

Housing Production Plan: Chairwoman Doyle recognized Karen Sunnarborg, who reviewed the draft Housing Production Plan (HPP) with the Committee. The topics covered were: HPP Components, Summary of Survey Results, Review of Aspirational Goals, Zoning Strategies, Capacity Building Strategies, Housing Production Strategies, Housing Preservation and Direct Assistance, and next steps.

Brad Goodwin noted that the lack of sewerage and excessive nutrient loading into local waters are a significant barriers to housing production, and that zoning and Board of Health regulations are not always a symptom of a Town's resistance to housing, but a response to negatively impacted water bodies. Lee Hamilton noted difficulties in matching housing costs to income limits. Richard Carroll would like to add information on the referrals being made by the Dept. of Community Development.

The Committee will continue the review of the HPP during the next committee meeting on August 1, 2022. Other upcoming dates include: Public presentation of draft HPP – September 13th, Public comment period – Through September 30th, Address public comments – October 3rd Finalize draft, Presentation to the Planning Board – November 2nd, Presentation to the Board of Selectmen – November 15th, Obtain approvals and submit Plan to the state

Reports from Representatives:

Planning Board: Brad Goodwin reported that the seasonal worker zoning bylaw is currently in effect. The impacts of the bylaw will be evaluated this fall to assist the Town in making the decision as to whether this zoning bylaw provision should be allowed to continue, or not.

CHAPA: Chair Doyle briefed the Committee on CHAPA's effort to increase affordable housing in Massachusetts by contacting state senators and representatives.

Adjournment: The Committee adjourned at 6 PM due to lack of quorum.

Exhibits:

1. Draft Minutes of June 6, 2022
2. Draft Housing Production Plan (HPP) by Karen Sunnarborg (July 7, 2022)
3. Power Point Presentation of by Karen Sunnarborg HPP (July 25, 2022)

Remote participation notes:

The Zoom portion of this meeting was interrupted by unwanted noises and obscene speech, which ended once staff removed two participants KI and RJ. The draft minutes of this meeting were made available to the public on July 27, 2022.

Minutes Approved August 15, 2022