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GOVERNOR PRENCE PLANNING COMMITTEE

MINUTES

Monday, July 18, 2022

A hybrid meeting of the Governor Prence Planning Committee was called to order at 6:32 p.m. in the Skaket Room of Town Hall.

Regular Members, Present: John Sargent, Mark Mathison, Fran McClennen, Tina Shaw (remote), Debra Oakes, Alexis Mathison, Hadley Luddy,
Absent: none

Town Staff Present: George Meservey, Marsha Allgeier **Guest Speakers Present:** none
John Sargent opened the meeting at 6:32 pm.

1. **PUBLIC COMMENT:** There was no public comment.
2. **REVIEW OF DISCUSSION WITH COMMUNITY CENTER FEASIBILITY TASK FORCE:**
Mr. Sargent said that the discussion at the previous meeting was long but well worth the time. There was discussion of the Task Force's charge. Mr. Meservey clarified that the charge does not include determining a site, but they may consider various sites. Mr. Sargent brought up the desire for a central building vs. a campus-style approach and Mr. Meservey confirmed that a single central site was ideal but given the realities, the Task Force may need to consider other ideas. There was discussion of the possibility of some public space on the Governor Prence site, such as the open space near the Rail Trail; if there is a club house for the development, perhaps it could be made available to others on a reservation basis, although the staffing of such an arrangement would be an issue. But if there is public use, there needs to not be any more parking added because of the concern over the amount of paved area on the site. Such public use should be an option, but not an obligation, for the developer, as such a requirement would complicate an affordable housing tax credit project. There was some discussion that it is not clear what the community center needs and it would be hard to wait for those decisions in the face of the urgent housing needs, the time it takes to complete an affordable housing project, and the need to start that process as soon as possible.

Ms. Oakes reiterated her desire to see a mixed use development, not just housing. She talked about the objective of making this entrance to the Village Center a lively, vibrant, walkable mix of uses. She did not want to forego the possibility of combining housing with some kind of flexible community space, even if it meant reducing the number of housing units. There was considerable discussion of whether that was what the

Committee wanted to recommend. Mr. Meservey noted that this site is a good place for housing, as it is not in the core of downtown where you would want to enliven the

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street; his vision of the Village Center as enacted in the zoning bylaws is to build housing in the district to add to the mix of commercial and community uses already in the district.

There was agreement among most of the Committee members to proceed with housing as the use on the site.

3. **GUIDANCE FOR REDEVELOPMENT OF THE SITE:** Ms. McClennen said that she had identified some visualizations of higher density affordable housing that has been developed or planned, which represent different ways that buildings with multiple units could look. Mr. Meservey showed the renderings for multi-family developments at Village Green in Eastham; Pennrose/CC5's existing building to be renovated and new townhouses to be constructed; and 107 Main Street.

The Committee reviewed the guidance document and made some decisions on Committee recommendations regarding development at the Governor Prence site:

- Voted unanimously against municipal uses for firehouse and library;
- Voted 6-1 against community center use;
- Voted unanimously against public park use;
- Voted unanimously for 100% of the site for housing use;
- Generally agreed with development at maximum density of 14 units per acre, consistent with zoning, but did not agree on a minimum density;
- Decided that the housing should be mostly committed affordable (up to 80% area median income) and community (up to 100% AMI), but wanted to allow developers to suggest some portion for "missing middle," for households above median. There was discussion that that could include some market rate rentals with no commitments as to maximum rents, and perhaps could include homeownership units. One suggestion was 80/10/10 in terms of percentage of units that are committed affordable, committed "missing middle," and other.
- Decided that buildings could be as high as three stories, which might require variance on height limit, and perhaps variance on maximum number of units per building above current limit of twelve, although many felt that might not be necessary.
- Decided that developer could opt to, but not be required to offer public access to open space near the Rail Trail or use of a clubhouse.
- Decided to allow variance to reduce parking requirements in order to reduce paved areas.

- **Agreed that developer should be urged to adopt energy efficiency/renewable energy sources, at or above Town requirements, aspiring to net zero certification.**
4. **FUTURE MEETINGS:** Next meeting is regularly scheduled meeting on July 25.

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5. **APPROVAL OF MINUTES OF JULY 11, 2002:** Ms. Mathison moved, seconded by Ms. McClennen, to approve the minutes for the previous meeting on July 11, 2022. The motion was unanimously approved.
6. **ADJOURNMENT:** Motion by Ms. Mathison, seconded by Ms. McClennen, to adjourn was approved unanimously. The meeting was adjourned at 8:18 pm.

Respectfully submitted, Marsha Allgeier, Affordable Housing Coordinator