

**Affordable Housing Committee Meeting Minutes
Town of Orleans
Tuesday, November 1, 2022 4:30 p.m.
In person in the Nauset Room**

Attending: Fran McClennen, Bill Stoeckert, Susan Carlson, Nancy James, Marsha Allgeier as Town Liaison, and Andrea Reed as Select Board Liaison.

Bill Stoeckert, Vice Chair, called the meeting to order at 4:30 p.m.

George Meservey, Director of Planning and Community Development spoke on current ADU zoning and by-laws, and anticipated zoning changes.

Mr. Meservey reported that the Planning Board reduced the lot size permitting ADU's of 800 SF, from 40,000 SF to 30,000 SF, and will consider 20,000 SF when sewers are fully hooked up. One unit must be owner occupied. Summer only rental is allowed to assist with summer help needs in town. The unit may be part of the original building or detached. He reported that costs for ADU's are prohibitive. Requests for ADU's are minimal, only 2-5 per year, most being for family members. Recognizing the need, a next step could be to determine a more cost-effective subsidy per ADU.

Mr. Meservey also reported work being done to prepare a zoning by-law amendment for the May town meeting that would allow ADU's on pan-handle lots, due to the great need for additional affordable housing in Orleans.

Additionally, though not in proposal form yet, the Planning Board wants to pursue with the AHTB the possibility of allowing a cash payment in lieu of the requirement that one in ten apartment units constructed in Orleans be affordable. The money would go to the Trust.

Finally, Mr. Meservey reported that the Planning Board will likely be taking a proposal to Town Meeting for grandfathering lots of 20,000 SF in the Business Districts to be used for single family homes. There are 65 lots in the districts that would qualify.

Recommendation for Committee Discussion

Discussion was held regarding the request from the Select Board for Committee Chairs to give thought to skills needed on their committees. Committees have been asked to review and update the Committee Charge (ours was updated December 2021), and to ensure that our current goals are on the website page - what needs are we currently responding to.

An assignment was given to each member of the Committee to read the charge and to bring ideas for goals to the next meeting.

It was also recommended to consider a training program for each new member, and for each new member to have a mentor from the Committee.

Update on RFP, Selection Committee, and Website from Marsha Allgeier

Marsha will review proposed changes to the website at the next meeting. Marsha asked the committee to consider what topics of interest they would like to see included on the website.

The RFP for the updated data work will be advertised in the Central Register on November 7, and in the Cape Cod Chronicle on November 11. Responses must be in by December 12. The Selection Committee will be Nancy Renn, George Meservey, Ward Gory from the AHTB, and Marsha Allgeier. A signed contract is expected by February 1. The duration of the project will be six months.

Minutes were approved with corrections 3-0-0

The Meeting adjourned at 5:20pm.

The next meeting will be Tuesday, December 6, 2022, at 4:30pm

Respectfully submitted,
Nancy James, Clerk