Meeting called to order at 7:05 by Clark Brewer

AFFORDABLE HOUSING AND LAND USE
Town Planner Peter Matchak feels the housing situation is market driven and if there is a demand for additional housing developers and buyers will find a way to make it happen. Katie Dugan is concerned that large parcels already considered developable will be sub-divided into separate lots for additional houses. Amy Glasmeier thinks parcels currently considered undevelopable could end up buildable because the “added unbuildable” designation isn’t etched in stone. She feels that firmer regulations might needed regarding unbuildable lots. Clark Brewer stated that in that last 14 years there has been a 22% increase in residential development so it could eventually max itself out. Amy Glasmeier thinks we should be looking into creative ways to manage development and perhaps develop “Best Use Practices” with specific limits and criteria.

FORMATTING DISCUSSION
Katie Dugan suggested having “Key Findings” at the beginning of each chapter if the other committee members agree. We should also have consistency in nomenclature and language, citing cove vs. harbor or downtown vs. village. The Recommendations section needs consistent formatting throughout each chapter. Ralph Wilmer suggested making the ‘Implementation Plan’ for each chapter be concise. Lynn Schwandt felt the plan for Open Space was concise but others are not. It is imperative that formatting be consistent to take into consideration the people who are reading these chapters. Kevin McCarthy likes an outline form for implementation sections. Katie Dugan would like to see an Executive Summary with goals listed for people who want quick information. Clark Brewer doesn’t want to lose content but wants the chapters to be “user friendly” and consistency in formatting is key.
**REVIEW OF MASTER PLAN RECOMMENDATIONS**

The chapter on Transportation talks about pedestrian connectivity between residential and commercial in areas such as the Village, the Route 3A corridor and the Harbor. The Committee wants to see improved safety, mobility and access for all modes of transportation including bikes and electric cars. Improvements to Route 3A would include sidewalks and pedestrian crosswalks to make access from populated areas such as Avalon a safer option. There was also discussion regarding parking in areas of most use such as the Village and the Harbor area. With regards to the Historic District, there was discussion about a Preservation Plan that would support and encourage cultural resources and promote our town’s history.

Amy Glasmeier said that trying to determine who will live here in the future will greatly influence the chapter on Economic Development. She feels that nothing in the past has been geared towards economic development and would like to put together some information for a future meeting.

Peter Hobson reported on the Housing chapter and said the main goal should be diversity in housing. Amended zoning bylaws that concern density adjustments in key areas of towns. Other areas of focus include smart growth as affected by affordable housing, developing a local program for first-time buyers, increase in the supply of state-qualified affordable housing, developing policies and programs that aid our neediest residents and our elderly residents that are concerned with being able to maintain their homes in town.

*With no further business to discuss, motion to adjourn was made by Clark Brewer, 2nd by Amy Glasmeier and approved unanimously.*

*Meeting adjourned at 9:15 pm.*