

## MBTA 3A Advisory Committee Meeting 01/25/23

### **Chair Jodie Garzon called the meeting at 7:00pm.**

The Following persons were present in person: Economic Development and Planning Director, Robert Weiss.

The following persons were present via Zoom: Fire Chief Rick Barrett, Jodie Garzon, Madeline Yusna, Craig Schultze, Wayne Carlson, Owen Salerno, Jeffery Germagian, Dan Merrikin, Nicole Riley.

### Announcements

Committee member, Dan Merrikin, he has another meeting to attend but wanted to make a quick comment regarding last week's meeting. He stated he does not think it will be hard to find 50 acres of land. He voiced concerns about showing only the Downtown area to the public, he suggests adding multiple areas to presenting to the public.

Economic Development and Planning Director, Robert Weiss, stated that the DHCD provided a letter of compliance because we are taking steps in the process of creating the zoning, meaning we are still eligible for grants.

### Continued Discussion of Multi-Family Rezoning Proposed Bylaw Process

Consultants from Metropolitan Area Planning Council (MAPC) John Cruz, Alex Koppelman, and Najee Nunnally made their introductions.

John Cruz, MAPC member, discuss the proposed Public Forum. He is happy to announce the date has been confirmed for February 21<sup>st</sup>, 2023 at 7:00pm at the Millis High School and will be an in-person open house broadcasted by Millis TV. The event will be 2 hours and include an educational "walk thorough" of the MBTA 3A compliance zoning, a MAPC information presentation, and an engagement activity to engage the public and gather their thoughts.

MAPC reviews the information posters that will be posted at the Public Forum.

Mr. Weiss voiced concerned about the words "affordable housing", because when people see those words, they think 40B housing. He suggests finding new terminology. A discussion ensued about the terminology and the percentage of affordable housing required by the State.

Committee member, Nicole Riley stated the Town cannot require a 3A developer to have 10% be affordable housing because the Town does not have the requirements. We can only require it to developers if it is adopted by the Town as a whole.

MAPC Member, John Cruz, stated they will be doing an economic feasibility study to bring to DHCD that will define what can be done in the 3A zoning created from a developer standpoint.

A discussion ensued about the information boards being presented at the Public Forum.

MAPC member, Alex Koppelman, stated the date is set and there will be a press release, and they will be providing a digital flyer for the promotion on the web.

MAPC member, John Cruz, will email the updates regarding the DHCD.

Approval of Minutes

**Committee Member Nicole Riley made a motion to approve the Minutes for the meeting on 12/14/22 as written. Committee member Wayne Carlson seconded this motion. Chair Garzon polled the Committee and the motion passed unanimously.**

**Committee member Wayne Carlson made a motion to adjourn at 8:30pm. Committee Member Schultze seconded this motion. Chair Garzon polled the Committee and the motion passed unanimously.**

Respectfully Submitted by Victoria Schindler