

SALISBURY AFFORDABLE HOUSING COMMISSION

SPECIAL MEETING

MAY 25, 2023 – 2:30PM (VIA ZOOM)

Present: Jennifer Kronholm Clark, Lee Sullivan, Jim Dresser, Jon Higgins, Vivian Garfein and Mary Close Oppenheimer.

1. Discussion continued – POCD Strategies for Affordable Housing (AH)

Michael Klemens, Sr. Land Use Consultant, and Abby Conroy, Land Use Director, reviewed the AH strategies in the POCD update in progress. The SAHC commented on all of the following:

- #1 - Consider expanding multi-family housing overlay districts served by town water and sewer
- #2 - Consider AH Floating Zone areas in RR-1 and RR-3 zones; relax requirements for AH units
- #3 - Amend zoning regulations to simplify the permit process for some apartments
- #4 - Explore permitting two-family dwellings as of right through a Site Plan mechanism
- #5 - Pursue additional Town funding into the AH Fund.
- #6 - Town-owned lands should be evaluated for suitability to support AH
- #7 - Explore use of Community Field for additional housing opportunities
- #8 - Consider the access and utilities available at the north end of the rail trail for development
- #9 - Ensure adequate infrastructure capacity for all AH projects, before entering the design stages, to ensure budgetary needs
- #10 - Explore access to the Pope property and connectivity with adjoining Salisbury village and the idea of gaining access from Library Street for automobiles
- #11 - Consider partnering with the Salisbury Association Land Trust to explore limited development on parcels they own
- #12 - Explore a broader conversation about diversity
- #13 - Promote the use of density bonuses for neighborhoods with a mix of market-rate and deed-restricted affordable units
- #14 - Explore alternative funding for housing, such as real estate conveyance fees or zoning fees that incorporates surcharges for a dedicated fund for affordable housing projects
- #15 - Explore tax abatement for deed-restricted AH units, with safeguards to prevent abuse
- #16 - Explore mechanisms to collect fees from short term rentals can be dedicated to an affordable housing fund

Adjournment. So Moved by V. Garfein, seconded by L. Sullivan and unanimously Approved.