

Truro Housing Authority Minutes: October 13, 2022 at 4:15 pm -- Video Conference

Committee Members attending: Kevin Grunwald, Chair; Betty Gallo, Vice Chair; Mary Rose, Mara Glatzel, and Paul Wisotzky.

Also attending: Eliza Harned, Town Organizer; Tracey Rose, Chair of the Board of Health; Anne Greenbaum, Chair of Planning Board

I. Roll Call.

II. Vote to Approve the Minutes of the Meeting of September 8th, 2022.

- Edits: Change "Mary Gallo" and misspelling of "Mara Glatzel"

Paul Wisotzky moved to approve the minutes with edits. Betty Gallo seconded the motion. Minutes were unanimously approved by a roll call vote.

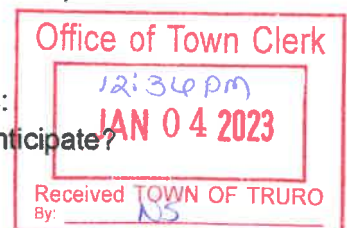
III. Public comment.

- Tracey Rose spoke to follow up about an email she sent after watching the July meeting that she didn't receive a response to. She expressed a desire to collaborate between THA and Board of Health around ADU septic requirements and include this information in the housing production plan. She is hopeful that we can work together to protect our groundwater, balancing housing efforts with wastewater issues, as well as disseminating correct information about the basics of Title V regulations.

IV. Discussion of Articles for the Truro Town Meeting with Planning Board Chair Anne Greenbaum. (Originally item VII on the agenda.)

Discussion:

- Process for collaboration:
 - Planning board wants to hear from us about zoning bylaws that would support diversifying the housing stock in Truro
 - Creation of a collaborative group to draft 2-3 articles based on our respective THA and PB priorities
 - Ad Hoc housing group's role vs. individual boards or committees: Committees would be the more formal process of bringing articles forward and the Ad Hoc group is more of a communication mechanism
 - Reference strategies in housing production plan to help us prioritize potential articles
- Article about addressing undersized lots and other non-conforming lots:
 - Where are they? How many are they? What obstacles do we anticipate?



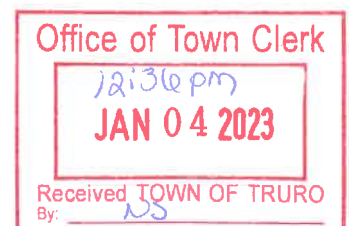
- We have the data and the capacity to find this information. John Nahas has compiled this data for the town.
- Work with Board of Health to comply with septic regulations
- Article revising duplex bylaws:
 - Multi-family housing v. Duplex
 - Grandfathering in existing structures
 - Limiting the number of new build construction projects
 - 1-4 families is considered a residential multi-family unit
 - 5+ families or units is considered a commercial property
 - Septic regulation concerns
 - New construction vs existing structures
 - This would be done on a case by case basis dependent on size of lot
 - Next step would be to sit with Emily Beebe to talk about requirements for potential article language
- Next steps:
 - Anne and Kevin to meet with Barbara Carboni to get direction about how to move forward with these potential articles
 - Creation of a working group for to bring these articles forward
 - Articles to select board by early January at the latest

V. Vote to Request that the Community Preservation Committee Allocate Funding for Housing. Presented by Kevin Grunwald.

- Request to apply for \$500,000 of funding on behalf of the affordable housing trust, which is currently down to approximately \$50,000
- Discussion to raise this amount to \$750,000
- Application to include log of debits to the affordable housing trust over the last year

Betty Gallo made a motion to authorize Kevin to submit a grant request to CPC to go towards the affordable housing trust in the amount of \$750,000. Seconded by Mara Glatzel. No discussion. Motion passed unanimously by a roll call vote.

- Funding for creating a part-time position for a housing coordinator for one year
- Kevin to go to surrounding towns and speak to Leedara about position scope and compensation
- Discussion about what THA is hoping for from this position
- Next steps: Developing job description based on what we need from a consultant in moving forward
- Kevin suggests asking for \$40,000 to fund this position
- Decision to include further discussion about this position at our next meeting on 10/26



Next Meetings: October 26 at 4:15 pm. Consultants will present the latest draft of the Housing Production Plan

Motion to Adjourn. Paul Wisotzky made a motion to adjourn. The motion was seconded by Mary Rose. Motion passed unanimously by a roll call vote.

Respectfully submitted, Mara Glatzel, Secretary

