

Draft Minutes: Meeting of the Marlboro Planning Commission, January 8, 2019

In attendance: Matt Tell, Staley McDermet, Bennett Grout, Patti Smith, Edie Mas, Jennifer Girouard, Don Sherefkin, with a visit by Peter Paggi.

Chair Bennett Grout called the meeting to order at 5:04 PM

Minutes: The minutes from December 11th were approved unanimously.

Communications

Wilmington Town Plan Public Hearing Notice. Windham regional Commission will hold a public hearing on Monday, January 14th at 3:30 at the Wilmington Town Offices.

FEMA upcoming risk mapping assessment for the Deerfield Watershed.

January 22nd 6-8pm Wilmington Town Hall January 23rd 10-12pm Belding Memorial Library
January 29th and 30th are snow day alternates.

We've received a planning grant to assist the Village to see about the potential of using the Town Park as a location for a centralized septic. The funds will go towards an initial evaluation by an engineer to determine feasibility and possible solutions.

Peter Paggi from the Windham & Windsor Housing Trust. The Trust seeks properties that might provide opportunities for the development of rental housing. They do the infrastructure and the property management. Planning is typically three years out. Buildings of 18-25 apartments represents the 'sweet spot' for the number of units. An initial step is a feasibility study of the site, prior to retaining engineers and architects.

One bedrooms are between 5-600 sf.

Two bedrooms are between 7-800 sf.

Their projects are always accessible, and are often desirable as senior housing units, but they do not specifically design dedicated senior and assisted living housing.

Funding comes from the low-income tax credits. Income limits for one, using an area median income percentage tops out at around \$35,000. With additional sources they can expand the pool to include individuals earning up to \$50,000.

Planning Commission Annual Report was finalized for the Town Report. Don will submit the document to Rose on January 8th.

Request to the Select Board - A motion to request that the Select Board consider adding Jennifer Girouard to the Marlboro Planning Commission was carried unanimously.

Continued Discussion of Town Plan revisions

G. Natural Resources amending continues.

Next Meeting February 12, 2019

Adjourned at 6:59PM

Respectfully submitted,

Don Sherefkin