



TOWN OF KITTERY

Housing Committee

December 8, 2020
11AM
Minutes

1. Committee Administrative Items
 - A. Matt Brock elected Chair by unanimous vote
 - B. Emily Flinkstrom elected Vice Chair by unanimous vote
2. 2021 goal discussion
 - A. We will circulate the C-2 and BL/BL-1 zoning amendments once KLIC has completed their review. The proposed amendments followed the C-1 and C-3 zones proposed by Housing Com and approved in October. Will seek Com sign-off on proposed amendments in January, before they go to the Planning Board for formal action. Committee discussed separating BL and BL-1 to avoid unintended impacts on areas that don't have utility/infrastructure to support higher density.
 - B. Committee determines the next focus area should be M-U.
 - C. Briefly discussed KWD site and the ideas suggested by KWD. Town has committed to work with KWD as they seek to move forward with determining the future of their site.
3. Cole Street Comfort Letter
 - A. Council gave their approval to request to a comfort letter from HUD. The comfort letter will be needed if a project is to be financed on that site. The Town must submit a request to HUD and outline some general parameters that may be used to develop an affordable housing project on the site (ownership, financing, etc). Taking this step does not lock the town into advancing a project, it simply addresses the hurdle posed by the deed restriction.
 - B. Emily offered to email CHOM about the comfort letter and get their input on what it may need.
 - C. Committee agrees we need to engage neighbors in the discussion, if and when a comfort letter is received.
4. Goals for 2021
 - A. Mixed Use Zone amendments
 - B. Old Post property next steps
 - C. Housing zoning review that ties to Climate Adaptation Committee goals – smart growth principles

Adjourned