



TOWN OF KITTERY

Housing Committee

FEBRUARY 4, 2021

1PM

MINUTES

In attendance: Chair Matt Brock, Vice Chair Emily Flinkstrom, Debbie Driscoll, Russell White, Drew Fitch, Stephen Kosacz, Kathy Connor, Bart McDonough, Adam Causey, Kendra Amaral

Committee held a moment of reflection and remembrance for former Town Councilor and Planning Board Chair Ann Grinnell.

1. Minutes approval – postponed to next meeting
2. Housing Fund
 - Staff researching federal and state fundraising. Federal funding appears to be funneled through three agencies and directly to the State. Focus will have to be on the State programs that distribute funds. Discussed the limitations of access to funds as a municipality. Many programs are geared towards non-profits and housing authorities.
 - Discussed looking for projects we want to pursue and focusing grant development based on that.
 - Climate Action Committee became aware of the Housing Fund and was interested in finding intersections with their efforts. Clarified the fund cannot be used for energy efficiency/GHG reduction projects unless they directly relate to helping someone stay in their home/avoid displacement.
 - Discussed promoting the fund to the community and starting to seek donations. Look at manning a booth at the Farmers Market and Block Party. Donations to the fund are tax deductible.
 - Emily will catalogue funding ideas.
3. Zoning
 - Reviewed B-L and BL-1 drafts.
 - Code currently prohibits higher density development on parcels not served by sewer; that effectively addresses the concerns about out-sized projects at Pepperrell Cove and Lewis Square area.
 - Discussed specifics regarding setbacks and screening for parking lots.
 - Discussed looking at higher density bonuses for 100% affordable housing projects. Initial reaction is that with height limits that are sacred in Kittery this would be difficult to achieve. Staff will look into it after the BL and BL-1 are done.
 - Committee approves the BL and BL-1 proposed amendments to move forward to the Planning Board for consideration.
4. TIFS
 - The staff want to keep transportation TIF on the radar as a tool to support affordable housing and LTC eligibility. Transportation TIF is preferred to housing TIF because it

serves more objectives including greenhouse gas emission reduction and community development.

5. Next Meeting

- Invite Bree to the next meeting to talk about affordable housing options in Kittery.

Adjourned