



TOWN OF KITTERY

Housing Committee

JANUARY 14, 2021

3PM

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

1. Cole Street
 - A. Emily talked with CHOM. They are willing to get an opinion from their legal team on what the letter would need to say for financing purposes. Committee is amendable to that and to getting others thoughts as well.
 - B. Committee discussed getting people involved early in the process of discussing what could be done on the site if it possible to use for affordable housing.
 - C. Parameters for comfort letter would include it being a long-term lease, possibly involve a TIF for the site, no direct financial contribution from the Town for the construction, income limit for a certain number of units or as an average for the units, income limit would be 80% consistent with Town code.
 - D. Kendra will begin drafting HUD request.
2. Old Post Property
 - A. Brownfields Phase 1 assessment completed. Report indicates some hazardous materials are present. Phase 2 assessment grant awarded. Phase 2 assessment will begin in February. Draft Phase 2 report will likely be ready by April.
 - B. Town is seeking to develop a mini-neighborhood master plan for the area to determine what is best for the parcels, and what zoning amendments will support the desired build out. The area contains multiple zones and has existing residential and commercial uses.
3. Housing Fund
 - A. Town staff working on collecting some info on potential federal grant opportunities. Committee is encouraged to also identify opportunities as they find them.
 - B. A subcommittee will be formed to review and recommend action on grant opportunities. Emily will chair that subcommittee.
4. Zoning
 - A. Adam gave an overview of the BL and BL-1 amendment status and changes being made through KLIC. Committee discussed density, parking, setbacks and impact on Kittery Point area (Pepperrell Cove and Lewis Square).
 - B. Russell recommended conducting an inventory of where the larger density could occur in the zones.
 - C. Committee discussed considering opportunities for expanded bus routes in town to provide additional access to mass transit.
 - D. Committee discussed rereleasing the Workforce Housing report to remind the community of the results and that affordable housing is an issue for “us” not “those from away”.

Adjourned

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167.