



Focus Group Discussion – Housing Development

Date: November 17, 2023

Time: 11:00 am to 12:00 pm

Location: Zoom

<https://us06web.zoom.us/j/88016376177?pwd=ybWlPtqjli2EpkyHoKxiwtbiwFMB.1>

Meeting ID: 880 1637 6177

Passcode: 410208

Duration: 1 hour

Meeting Agenda

1. **Welcome and introductions** (5 minutes)
 - a. Opening remarks from Ipswich Department of Planning and Development
 - b. Participants state their name and role in Ipswich
2. **Introductory presentation to frame discussion** (5 minutes)
 - a. MAPC presents the context of Section 3A and requirements for Ipswich
 - b. MAPC outlines process Town has underway to develop a solution for 3A compliance
3. **Group Discussion Part 1 – Housing issues and opportunities** (28 minutes)
 - a. What types of housing opportunities are most attractive currently in Ipswich?
 - b. Have you observed any issues with the current zoning or approvals through housing development processes in Ipswich?
 - c. How could 3A zoning help to overcome current constraints to produce more housing in Ipswich?
 - d. Do you have a density or unit count threshold that needs to be achieved for financial feasibility?
 - e. Do you have thoughts about specific housing types or dimensional characteristics that are either desirable or issues to avoid?
 - f. Do you have thoughts about parking requirements?
 - g. Do you have thoughts about the level of affordability required?
4. **Group Discussion Part 2 – 3A potential locations** (20 minutes)
 - a. Note: maps will be provided to aid this portion of the discussion
 - b. Do you have thoughts about areas of the Town that should be considered for a potential 3A district?
 - c. Do you have thoughts about specific redevelopment opportunities in Downtown Ipswich and around the commuter rail station?
5. **Brief Closing** (2 minutes)
 - a. Thank you and how to stay involved in this process

