

3A Task Force

Tuesday, January 10, 2023 at 5:00 p.m. in the Mary Conley Room

Meeting Notes

Member/Staff Attendees: Carolyn Britt, Chase Delano (remote), Chris Doktor, Glenn Gibbs, Toni Mooradd, Sarah Player, Lindsay Randall, Ken Redford, Andrea Bates

Member/Staff Absent: n/a

Notes:

- The group did introductions.
- Documents used: Revised Section 3A Guidelines; PowerPoint slides Andrea used to lead the meeting; Action Plan draft; 2023-24 calendar for planning.
- Andrea provided an overview of the 3A Guidelines released on August 10, 2022 and revised October 21, 2022. She provided background on the history of the Housing Choice law. She reviewed Ipswich’s specific requirements under the law. Discussion ensued about the guidelines.

Minimum Multi-Family Unit Capacity	Minimum Land Area	Minimum Gross Density	Developable Station Area	% of district to be located in station area
971 units	50 acres	15 units/acre	327 acres	40%

*Includes land occupied by rights-of-way and any recreational, civic, commercial, and other non-residential uses. Subject to any further limitations imposed by the Wetlands Act and the State Sanitary Code.

Notes:

- No age restrictions & suitable for families with children
- May incorporate minimum affordability requirements of 10% (allowed outright), or up to 20% provided the municipality demonstrates economic feasibility
- Half of total district land area must be contiguous
- Does not require construction, but rather allowance

- Andrea reviewed the ‘Action Plan’ requirement for communities to submit a general compliance timeline and provided a timeline drafted by the Planning Department. Discussion ensued about the Plan. Andrea stated the Planning Department would be submitting the required Plan by the January 31st deadline.
- Andrea facilitated a discussion about planning for the timeline and engagement for community education and input.
- No votes were taken at this meeting.