

Open Space Working Group,
Land Bank Conference Room
DRAFT Minutes September 9, 2019, 1 p.m.

1. Attendance: Judith Wegner, Cormac Collier, Eric Savetsky, Emily Molden, Brooke Mohr, Jeff Carlson; Tucker Holland (staff); absent: Diane Lang, David Worth
2. Review and Game Plan. Wegner reviewed the prior meeting and game plan.
 - a. *Affordable Housing Provisions of 40B statute*. She emphasized that there was consensus at the prior meeting that state 40B conservation land provisions could not be met given current data. It seems like little would be gained at this juncture in trying to advocate for changes in regulations.
 - b. *Focus Now on Issues Relating to Sensitive/Fragile Areas and Forward-Looking Strategies*. For discussion at this meeting and the next.
3. Brainstorming Discussion About Needs and Strategies re Sensitive/Fragile Areas.
 - a. Consider land use/zoning regulation *with watersheds as basis for districts*, rather than LUG areas.
 - i. Collier: Related efforts started with the Board of Health. Could include attention to ground cover limitations and still integrate low-income/housing options.
 - ii. Carlson: Watershed concepts would focus on design standards, site layouts, water discharge; could get ideas from models from other jurisdictions rather than piecemealing
 - iii. Savetsky: Stormwater runoff is important; keep your stormwater on your own property; Rob McNeil interested? Consultant has been working on for two years? Ground cover is important. Focus on harbor watershed, no more secondary dwellings except if covenant homes (so use as incentive for year-round housing, where benefit would more closely out-weigh adverse effects and might also be smaller (given size?))
 - iv. Mohr: need mechanism for enforcement re year-round housing/affordable housing; no one seems to be monitoring whether tertiary dwellings are actually being used for year-round/affordable; Holland: need a registry?; Savetsky: fee on tertiary to fund monitoring? Holland: still likes impact fees
 - b. Consider *creating incentives* for desired responses
 - i. Wegner: property tax incentives (prove compliance) for treatment of secondary/tertiary dwellings?
 - ii. Carlson: Stormwater runoff: secondary dwelling only if stormwater within site?
 - iii. Collier: height (particularly in mid-Island; limited height, and added height only if integrated year-round affordable housing)
 - c. Need for *focus on one or two watershed areas for proof of concept* re watershed-based zoning?
 - i. Carlson: Thinks people are there now re great ponds and state of the Harbor; would be possible to roll out all at once
 - ii. Wegner: but may be best as part of Master Plan changes to be sure have adequate time to get it all clearly solid?
 - d. Consider other models re resource areas/districts warranting protection?
 - i. Wegner: moorlands management district as a model?
 - ii. Mohr: ponds?
4. More focused discussion re regulatory systems based on watersheds
 - a. Models from other jurisdictions: Molden and Carlson to network to find out

- b. Watershed area delineation/characteristics:
 - i. Horsley-Witten in 1990, but may still set boundaries correctly;
 - ii. Question would be modeling impact of land use/development in the meantime and flow patterns; considerations would include surface water, ground water table, water movement and to where, soils, land use development, topography, impervious v. pervious surface
- c. Topics to be addressed
 - i. Molden: flood areas and restricts (e.g. on pools, other development that affects flood storage capacity)
 - ii. Collier: subdivision permissions; ground cover and impervious surface (policy call and there may not be precise scientific basis re some details); secondary dwellings (affect impervious surface and ground cover);
 - iii. Mohr and Holland: need oversight to assure increased housing stock really going to year-round population and is affordable
 - iv. Savetsky: road surfaces and traffic in watershed areas
 - v. Collier: ideally would link housing and resource protection together and use incentives to build broader support across the community
- 5. Assignments. Carlson and Molden to network to secure models; Wegner to write summary and identify next steps in working plan.
 - a. Adjournment. Meeting adjourned at 2:00 p.m. Future meetings are Monday October 7, November 4, December 2 at 2 p.m. May be in Land Bank Conference Room or 2 Fairgrounds (TBA)