

Minutes

ATTENDANCE

Select Board

Present: Alisa Brewer, Constance Kruger, Douglas Slaughter, Andrew Steinberg, James Wald

Absent: None

Staff: John Musante, Town Manager; Sandy Pooler, Finance Director; and David Ziomek, Assistant Town Manager.

Other: None

Meeting called to order by Ms. Brewer at 6:00 p.m.

Town Meeting

Article 21: Affordable Housing Property Tax Incentives

Mr. Musante provide details on the need for a revised motion on Article 21, citing Town Meeting member concerns that the incentives provided a tax break on the total value of a new building. Select Board members confirmed the intent was to “make a developer whole” by providing a tax break that makes up for the lost rent from affordable units. The Select Board voted the following to make it clear to Town Meeting that the intention of Article 21 is strictly to limit tax incentives to the lost rental income.

VOTED unanimously to rescind the VOTE taken April 6, 2015 to recommend to the April 27, 2015 Annual Town Meeting on Article 21, Affordable Housing Property Tax Incentives and vote instead to recommend in terms of the article provided further that the maximum property tax incentive shall be based on the difference in net operating income for such development with affordable units and the net operating income without such affordable units; Connie Kruger to speak to the Article on behalf of the Select Board.

Article 22: Inclusionary Zoning

Ms. Kruger indicated Planning Board supplemental report makes clear their stated need for more time to consider appropriate density incentives, i.e. height, number of floors, lot coverage in residential zones.

Ms. Brewer provided an overview of upcoming meeting dates.

ADJOURN - The meeting adjourned at 6:43 p.m.

Submitted by John P. Musante, Town Manager