



Community Resources Committee of the Town Council

August 25, 2022, 4:30 pm Regular Meeting

VIRTUAL MEETING: <https://amherstma.zoom.us/j/82431462767>

Pursuant to Chapter 20 of the Acts of 2021 and extended by Ch. 22 of the Acts of 2022 and by Ch. 107 of the Acts of 2022, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via Zoom or by telephone, see instructions below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

Agenda

1. Call to Order
2. Public Hearings - *None*
3. Action Items
 - a. Residential Rental Bylaw
 - i. Review of Bylaw Language in Working Draft, focusing on Inspections and Other Requirements to Obtain a License, Violations, Penalties, and Issuance or Denial of Permits
4. Discussion Items
 - a. Residential Rental Bylaw
 - i. Continuation of Outreach
5. General Public Comment

Public comments on matters within the jurisdiction of the CRC. Residents are welcome to express their views for 1 to 3 minutes, at the discretion of the CRC Chair, based upon the number of people who want to speak. CRC will not engage in a dialogue or comment on a matter raised during Public Comment.
6. Minutes
 - a. Adoption of August 11, 2022 Meeting Minutes
7. Announcements
8. Next Agenda Preview
 - a. September 8, 2022: Continued Public Hearings related to Flood Maps
9. Items Not Anticipated by the Chair 48 Hours in Advance
10. Adjourn

To join the Community Resources Committee meeting via Zoom teleconferencing: Go to <https://amherstma.zoom.us/j/82431462767> To indicate you wish to make a comment click "raise hand".

*To join the Community Resources Committee meeting via telephone: Call (312) 626-6799; Enter webinar ID when prompted: 824 3146 2767; When prompted to enter your participant number press #; To indicate you wish to make a comment, press *9 on your telephone.*

During the public comment period, the Chair will recognize members of the public. When called on, please identify yourself by stating your full name, preferred pronouns, and district or address.



Referrals and Potential Future Agenda Items:

(This list is meant to give guidance to the CRC Chair, staff, and public; Some items depend upon future Council actions; Some items may never be placed on an agenda)

Current Outstanding Council Referrals:

- **MOVED:** To refer the proposed amendments to Zoning Bylaw Section 3.323 Apartments, to the Planning Board and the Community Resources Committee for hearings held no later than September 1, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on June 28, 2021; recommendation voted on September 14, 2021; partially acted on at Council on October 18, 2021 (Definition of Apartments remains outstanding)**
- **MOVED:** To refer the Comprehensive Housing Policy to the Town Manager and CRC for implementation. - **referred on September 27, 2021**
- **MOVED:** To refer General Bylaw 3.5, Residential Rental Property, the proposed revision to that bylaw by Councilors Hanneke, Miller, Rooney, and Taub dated March 21, 2022, and the Memo from Councilors Hanneke, Miller, Rooney, and Taub titled "Rental Permit and Inspection Policies: The Need for Revisions to Safeguard Health, Safety, and Enhance Neighborhoods and Community" dated March 11, 2022, to the Community Resources Committee, to develop a revised bylaw in accordance with the Comprehensive Housing Policy, with report and recommendation of a measure to the Council by December 31, 2022. - **referred on March 21, 2022**
- **MOVED:** To refer the proposed amendments to Zoning Bylaw Article 3, Use Regulations, and proposed Article 16, FEMA Floodplain Overlay District, to the Planning Board and the Community Resources Committee for hearing/s held no later than June 29, 2022, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on April 25, 2022; hearings continued to September 8, 2022, 4:30 pm and 4:35 pm**
- **MOVED:** To refer the Flood Insurance Rate Maps (FIRM) and Flood Insurance Study to the Community Resources Committee for review and recommendation on adoption to the Town Council by July 18, 2022.- **referred on May 2, 2022**
- **MOVED:** To refer Bylaw 3.26: Nuisance House to the Community Resources Committee for review and consideration of the previous Bylaw Review Committee recommendation. – **referred on June 13, 2022**

Unscheduled (in addition to referrals):

From Committee Members

- Update on CAARP implementation

Conversation Topics



- Zoning changes that would encourage building of small starter homes and first-time attainable home-ownership opportunities
- Municipal Parking District
- Proposed 40R District Bylaw

Zoning Priorities the Town Council voted to direct Town Manager to work on:

- Priorities that CRC has seen Planning Department draft revisions:
 - Fixing the B-L
 - Adding B-L District to footnote b
 - Adding footnote a to maximum lot coverage and maximum building coverage
 - Revise the Apartments definition
 - Demolition Delay bylaw revisions
 - Remove Footnote m
- Priorities that CRC has not seen Planning Department draft revisions:
 - Work with the Council to begin a conversation on housing types expansion, in preparation for meeting the September 1, 2021 priorities below
 - Dimensional regulations in the R-G and R-VC
 - Lowering barriers to development of duplexes and triplexes
 - Frontage regulations for Residential zones
 - Look at appropriateness of Use Table for V-C: What kinds of businesses are allowed or encouraged in V-C districts - food, entertainment, services - things that make community and meet basic needs, within walking distance
 - Transportation issues (may not be zoning or CRC)
 - Use of Consultant money:
 - Form based zoning / design guidelines

CRC Recommendation Made, Awaiting Council Action: *None*