

BARRINGTON PLANNING BOARD

9 a.m. Nov. 22, 2013

Comp Plan Review: Housing & Econ. Devel. Meeting

Library Board of Trustees Meeting Room, Public Library, 281 County Road

Subcommittee Members Present: Jean Robertson, Paul Dulchinos, Edgar Adams (reporting)

Also in Attendance: Phil Hervey, Town Planner

Town Subsidies: Circuit breaker / Home Repair Programs

- Get credit by bringing people into LMI program w/ Deed restriction.
- Look at housing that would qualify
- Create a new category of subsidy that requires a deed restriction for individuals that qualify.
- Deferral of taxes (like a reverse mortgage)
- Recapture of percentage of grants upon sale.
- Look at including provisions in recent program increases or all new awards.
- Recapture subsidy vs. Deed restriction
- Home repair Loan Repay vs. Deed restriction.
- Step Program for deed restrictions
- Make Inventory of Programs
- Look at opportunities for increasing LMI properties using programs for Home Repair, Insulation, Heating Assistance, Revolving fund.
- Income qualification for Elderly Subsidies or deed restriction option.
- May be easier if people can choose to opt out if they repay and grants or tax relief.

Bed & Breakfasts:

- Bristol allows B&B's by right pretty much anywhere
- Parking Standard 1 per BR + 2 for owner Occ.
- Requires Owner Occ.
- Limited to main roads in some communities
- Charlestown allows B&B's in all commercial zones.
- Fulfills important need in the community
- Limit to existing structures. Some also limit additions to 20% of existing.
- Take advantage of Waterfront Properties, Historic Properties
- Restrict signage in neighborhoods
- State room tax stays in the community.

Accessory by right if affordable:

- Check monitoring rules for Owner Occupied units.
- Tax Break for Accessory apartments 8 % of potential rents.

Elderly Housing:

- Look at cottage strategy.
- Eco/Micro housing, Co-housing, sometimes include guest housing, community facilities.
- Require 1 BR units.
- If people are downsizing they need options for visitors (B&B's)