

City of Salem, Massachusetts



"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25 and City Ordinance Sections 2-2028 through 2-2033."

The City Council Committee on Community & Economic Development co-posted with the Committee of the Whole

will met in the Council Chamber on Thursday, November 8, 2018 at 7:00 P.M.

for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on 7:12

November 2, 2018 at 4:35 P.M. CED

(This meeting is being recorded)

ATTENDANCE

ABSENT WERE: NONE

Also in attendance C. Peterson planner Tom

C. Dibble  
C. Dominguez  
C. Furey  
C. Madone  
C. Turiel

Daniel

SUBJECT(S)

#588 - Expansion of the HDIP Zone to include additional parcels (co-posted)

# 589 - HDIP Zone Amendment Proposal (co-posted)

It was discussed and approved to hold hearing on 11/29/18 6:30 PM

C. Dibble discussed meeting held between planner & C. Dibble, C. Dominguez & C. Sargent.

C. Madone stated disappointment in not being invited to a meeting C. Dibble scheduled with the planner to clarify issues raised at the last meeting. C. Dibble let it be known that it would have been a violation of the open meeting law, but would try to invite her going forward.

C. Furey wants discussions at committee meetings.

C. Turiel agreed but said not in any violation but just in appearance. C. Dibble said was not in violation

Planner Daniels gave overview

C. Dominguez asked about tool. Planner clarified.

C. Turiel has no objection to expanding zone if it does not change underlying zoning.

(2) C Turrid was there a min size & req.

Site plan review? Planner Daniels said program has no restrictions on size. Planner threshold of 6 units triggers review.

C. Madone asked of conflict between HDIP & Inclusionary future ordinance and cited example. Planner Daniel cited tool would not be available.

C. Dominguez asked about allowance of low income housing. Planner - requires 80% be market rate and rest is open.

C. Dibble asked on low income, senior housing, or affordable. Planner said the 20% could be anything.

C. ~~Dibble~~ Turrid said we are over complicating matter, and discussed original HDIP & only 1 project so far.

C. Madone shared developer feedback & spoke on 5 Broad St. They want HDIP tool & need it to build the other types of housing including homeless housing, etc. C. Dibble said nothing is in ordinance.

C. Furey key word is flexibility & win ~~win~~ win proposal that will be amazing.

C. Peterson asked Planner was is alternative if we do not do this or pass this? Planner Daniel makes project harder to achieve goals we have.

C. Turrid moved 2nd by C. Furey to recommend passage to the City Council

On the motion of C.

~~Turrid~~ 2nd by C. Furey

the meeting adjourned at

8:58 P.M.



(Chairperson)

Planner continued absent HDIP & Tiff loose flexibility & Harder & public goals more difficult

C. Peterson w/o would proceed at market rate or not at all.

Planner: bar that makes it hard.

C. Turiel

C. Frey 2nd