

**Planning and Zoning Commission
Special Workshop
Tuesday, May 17, 2022
7:00 P.M.
Preston Plains Middle School**

1. Call to Order

Art Moran, Jr. called the meeting to order at 6:35 P.M.

2. Roll Call

Members

Art Moran, Jr. – Chairman
Richard Chalifoux – Vice-Chairman -excused
Zach Turner - excused
Denise Beale - absent
Charles Raymond
Doreen Rankin -Secretary - absent
Mike Sinko - excused

Also in attendance

Mrs. O’Neil

Alternates

Nate Koniecko - excused
Fred Eddy - seated for Zach Turner
Terri Eickel - seated for Mike Sinko

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder
Amanda Kennedy -SCCOG

3. Determination of Quorum

4. Other Matters

a. Draft Affordable Housing Plan

Amanda Kennedy from SCCOG reviewed the draft of the proposed Affordable Housing Plan with the Commission. She explained that the first 7 pages explained what Affordable Housing is, why it is necessary, and its proposal to bring a variety of households to the town. She pointed out that there is an action plan on page 16 outlining how to support first time ownership, senior housing, and identifying existing homes as affordable. It also suggests identifying zoning districts that allow other types of housing. The Action Plan will require the Planning & Zoning Commission to make ongoing changes to encourage affordability. She also pointed out that the HUD information has been updated with 2022 numbers so that the plan is more accurate. Finally, starting on page 16, is the suggested Action Plan to implement the Affordable Housing Plan here in Preston. One such area is packaging information for

homeowners to assist them in housing repairs, energy efficiency, and financing. The last page breaks down the role of the Planning & Zoning Commission and the Board of Selectmen in implementing different aspects of the Affordable Housing Plan.

Mrs. O'Neil stated that she feels Preston is food poor in the sense that to purchase groceries they need to travel 8-10 miles to the closest grocery stores. If affordable housing is to be promoted there needs to be closer grocery stores or a convenient way to get to them, especially for older citizens or those families that have transportation difficulties.

Terri Eickel motioned to approve the Affordable Housing Plan as presented. Fred Eddy seconded the motion. The motion was carried unanimously.

5. Adjournment

Fred Eddy motioned to adjourn the meeting at 7:00 P.M. Charles Raymond seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

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