

Town of Agawam  
Housing Committee

**Minutes**  
**October 23, 2018**

**Members Present:** Joseph Mineo,, Mildred Parzychowski, Vincenzo Ronghi, Mark Paleologopoulos, Corinne Wingard.

**Members Absent:** Paul Jenney, Gail Mathis

**Others Present:** Mark Strange, Director Planning and Economic Development, Will Clark, Resident.

**Meeting called to order at 6:05 p.m. by Chair Mineo.**

**1. Approval of Minutes of September 25, 2018:**

Motion to approve by Member Paleologopoulos. Second by Member Parzychowski. Members Mineo, Parzychowski, Ronghi, and Wingard in favor. Member Paleologopoulos abstain.

**2. Zoning:**

Member Wingard provided list of different types of housing related zoning, with an example, and list of local initiative and regulatory strategies from Housing Production Plan, sent to members by Planning Director Strange.

Member Paleologopoulos reported that at the last Planning Board meeting, the Board voted to send positive recommendations to the City Council on the four proposed Chapter 180 Zoning Ordinances: Temporary dwelling, mobile home when house destroyed or under construction; Table of uses – quickly look at chart; Building materials outlawed by State; Special use permit. Noted zoning related to housing is complicated.

Director Strange brought up Aging in place with CDBG money would be great if could put in town budget. Not zoning issue, related. Town is working on zoning. Zoning sub-committee still meeting and working. PVPC has done consulting to town for zoning years ago. Have old book of suggestions from PVPC, but town hasn't done.

Member Paleologopoulos brought up infill housing. Director Strange stated could go to PVPC to get a template for this. Chair Mineo said could sponsor as City Councilor. Member Ronghi asked if this would require funding. Director Strange stated best to have housing expert do this. Housing committee could ask CPA for funding. Director Strange can come up with cost. Best to go thru PVPC to get cost estimate.

Member Ronghi brought up accessory dwellings, and suggested asking PVPC to process all at the same time. Inclusionary zoning also brought up and members discussed whether to present all three at once to Council or one at a time. Member Ronghi stated can go to CPA for three or four things, then do them one at a time.

Member Wingard noted that funding may also be available from Mass Housing Partnership. Members discussed starting with zoning ordinance for infill housing. Motion to initiate application to CPA for funding to draft a zoning ordinance for infill housing by Member Ronghi, Second by Member Parzychowski. Members Mineo, Parzychowski, Ronghi, and Wingard in favor. Member Paleologopoulos opposed.

### **3. Review Draft Housing Coordinator Consultant:**

Member Ronghi questioned why do this since doubtful will go anywhere. Member Parzychowski stated part of Housing Production Plan. Member Wingard stated need to have this done and in place if in the future, town decides to move forward with this recommendation in the Housing Plan.

Member Parzychowski stated will include additions to prior draft and bring to next meeting for review. When completed send to Mayor for his consideration.

### **4. Review of Priorities of Committee:**

Member Wingard brought up Duties and Responsibilities in Ordinance creating housing committee, and noted that town had requested committee prioritize. Member Ronghi stated so far away because from reality committee working through and finding where helpful. Stated finally doing something. Member Wingard noted that committee had done things prior to Member Ronghi's joining committee, such as Housing Needs Assessment and Housing Production Plan. Member Ronghi then stated starting to find where energy best used to help move things forward.

Members discussed Duties and Responsibilities in Ordinance. #8 – Identify available local, state, and federal resources to support their recommendations. Question raised once identify then what to do with. Provide information to community and council. #9– Identify suitable parcels for affordable and/or accessible housing development. Member Paleologopoulos stated Planning Department has done this. Chair CPA has talked about keeping an ongoing inventory. Director Strange talked about importance of zoning amendments to create more housing. Suggested organize and put forward what committee has done re: Duties and Responsibilities up to now. #1- Completion of periodic local housing needs studies has been done. # 2 - Development and implementation of housing plan. Development of plan done, and working on implementation. Also working on #4 – Active participation in review of M.G.L. Chapter 40 B Comprehensive Permit proposals, # 5 – Review and make recommendations on local zoning and land use regulations to further promote housing that is affordable and/or accessible, #6 – Serve as community resource on affordable and/or accessible housing issues, #7 – Increase public awareness through forums workshops, and other community events. Director Strange suggested anyone with good idea for suitable parcel for housing email him with information.

## **5. Power Point Presentation of Data Information:**

Member Wingard reported Thumb Drive not received to do presentation for all to see on screen or blank wall and discuss. Member Ronghi stated even if had thumb drive, did not have software in computer to be able to show. Suggested put in PDF. Member Wingard noted information from Massachusetts Housing Partnership Center for Housing Data specific to Agawam had been sent to all members and will send again. Member Paleologopoulos noted people are aging and not many younger people moving in to town. Member Ronghi noted people are choosing not to leave their homes and to age in place, and if town play more active role. Member Wingard stated library may have needed equipment to view data and discuss.

## **6. Letter to ZBA re: 586 Mill Street:**

Director Strange stated that special permit application for 586 Mill St. Chapter 40 B Development by Wayfinders is at Department of Housing and Community Development and is expected to arrive at ZBA soon and looking for support from Housing Committee. Member Wingard stated there are specific time lines for the 40B process with the ZBA and there is a limited time for Housing Committee to send letter of support to ZBA once permit received. Motion by Member Paleogopoulos to approve letter discussed at prior meeting and forward to ZBA to show support of committee for the Wayfinders Chapter 40 B development at 586 Mill St. Second by Member Wingard. All in favor. Letter to be signed by Chair Mineo.

## **7. Community Engagement:**

Member Ronghi stated this was his and Member Parzychowski's sub-committee and they had been working on a number of things including a town sponsored initiative on home buying and foreclosure prevention. Stated had information in his computer and would send to members, so not necessary to take lot of notes. Member Wingard stated thought they were meeting to plan series of educational seminars for residents of town and if this was to be a broader Community Engagement Committee would want to join and work with the committee on building community support for affordable housing, unless present committee objected. No objections raised. Member Parzychowski stated they thought best to build community support in more benign, neutral way, with a warm approach. Member Ronghi stated committee was about all housing, and best to soft pedal affordable to engage community. Chair Mineo stated 40-B is coming and will get passed, but people are going to be upset. Thinks 80% of people are not going to like. Member Wingard stated not all residents will object and important to have both points of view at public hearings.

## **8. Announcements:**

Member Wingard announced CHAPA regional meeting Oct. 26<sup>th</sup>, 1:30 to 3:00 p.m. PVPC building conference room.

Chair Mineo announced he intends to set up a meeting with the Mayor to work on creating a Redevelopment Authority.

**9. Any Other Business That May Legally Come Before the Committee:**

Chair Mineo brought up Meadowbrook.

Member Wingard recommended book, The Color of Law.

Agenda Next Meeting:

Review Draft Housing Coordinator Consultant

Motion to Adjourn