

**Economic Development Subcommittee Meeting Minutes**  
November 16, 2022

---

<b>EDC Members:</b>	Councilor Melanie Hamblen, Chair; Councilor Cobi Frongillo (Zoom), Vice Chair; Councilor Patrick Sheridan; Councilor Glenn Jones
<b>Other Members of Steering Committee:</b>	Bruce Hunchard, Zoning Board Chair (Zoom); Greg Rondeau, Planning Board Chair, Beth Wierling, Planning Board Clerk
<b>Town Staff:</b>	Jamie Hellen, Town Administrator (Zoom); Alecia Alleyne, Assistant to the Town Administrator; Brian Taberner, Director of Planning and Community Development

---

*Chair Hamblen called the meeting to order at 5:47 p.m., read announcements and stated this is an EDC & Steering Committee meeting.*

---

**Agenda:**

1. **Lot Line Clean up:**
  - a. **Area on or near Lincoln Street and Lincolnwood Drive**
    - Chair Hamblen gave a brief explanation of lot line cleanups. Town Administrator Jamie Hellen (TA Hellen) spoke briefly, stating that this is a Town Council goal for the year and there are many more to come.
    - Bryan Taberner gave an overview of this zoning map amendment and explained how the current map differs from the proposed map. There was further discussion among the Committee and Mr. Taberner regarding the reasons for these changes.
    - **Chair Hamblen stated that she would accept a motion to move this Proposed Zoning Map Amendment (22-A) onto the Town Council. Councilor Jones moved the motion. There was a roll call vote. Approved 4-0.**
  
2. **Discussion: Zoning**
  - a. **Multifamily Housing Density**
  - b. **Inclusionary Zoning Bylaw**
    - Chair Hamblen introduced the zoning discussion and reviewed the approval and public hearing process for these zoning changes. TA Hellen provided some background and information on the inclusionary zoning bylaw, and introduced Mr. Taberner who would be speaking on this as well as the use table and housing density.
    - Mr. Taberner gave an overview of the proposed amendments to the Use Regulation Schedule. Further discussion continued between TA Hellen, Mr. Taberner, and the Committee. Attorney Mark Cerel (Atty. Cerel) provided an explanation of inclusionary zoning. Additional points were raised by the Committee and there was further discussion.
    - Chair Hamblen stated that the Inclusionary Zoning Bylaw discussion would continue at the next meeting, November 30th.

**Chair Hamblen adjourned the meeting at 6:51pm.**