



**TOWN OF WESTPORT**  
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**PLANNING BOARD**

March 2, 2021

**MASTER PLAN REVIEW/UPDATE COMMITTEE MINUTES**

Co-Chairman Mark L. Schmid called the meeting to order at 4:08 p.m. with members, Co-Chair David Cole, Robert Daylor, Jim Whitin, Manny Soares, Henry Lanier, and Town Planner Jim Hartnett were in attendance.

Schmid read the virtual meeting notice into the record. This is the third meeting of the Master Plan Review/Update committee. The housing and economic development chapters were discussed.

**Housing**

Lanier presented his draft on the housing chapter. There is a renewed effort to work with low-income housing similar to Noquochoke Village. This is a priority of the Affordable Housing Trust. These large-scale developments help the town reach its housing goals. It is more difficult to reach the goals with just single-family development.

Cole stated that most of the changes presented by Lanier are on target and relevant. He noted the role of the CPC and how the funds are used to offset the affordable housing costs. Lanier believes that the Town needs 415 affordable units to meet the 10% goal set by the state.

Soares discussed the proposed sewer line in Route 6 and noted that if properties have access to sewer and water, it could open them up to 40B developments. There is one large parcel of land abutting Route 6 that is of concern.

Whitin stated that the town needs to look at affordable housing and not just low-income housing, affordable may not count towards the 10% goal but providing affordable units may help. He does not believe that the town would qualify for Transit-Oriented Development.

Schmid stated that these meetings are set up to review the drafts of each chapter and they will be edited as the project moves along.

Daylor suggested amending the zoning to allow areas for multi-family dwellings, this would discourage 40B developments. Schmid noted that the demographics of the town are changing with an increase in the senior population, the rail line will also increase the housing demand for the area.

**Economic Development**

Soares reviewed the economic development chapter and agrees with the goals and objectives relating to development along Route 6 and Route 177. He believes that the Town has been studying Route 6 for too long and needs to act on the plans. The Town needs to prepare for development along Route 6 if the sewer line is installed. Route 6 has been changing over the years, with the closing of some of the smaller car lots.

Cole stated that it is important not to just look at Westport with its physical boundaries, there is a need to assess the economic development in the whole area. What is the best thing for Westport how do you keep the rural and residential aspects of Westport.

Daylor stated that communities use economic development to stabilize housing tax rates and the Town has borrowed for several building projects. Whitin stated that the reuse of the high school needs to be considered. There has been a push to bring maritime use to the south coast and there may be federal funding.

### **Minutes January 21, 2021**

#### **Motion**

Daylor moved to approve the minutes as written. Seconded by Cole. Upon a roll call vote being taken, members Daylor, Schmid, Whitin, Lanier, Cole, and Soares voted aye and the motion carried 6-0.

Lanier motioned to adjourn the meeting, seconded by Cole. The motion was approved with all members in favor.

Respectfully submitted,

James Hartnett, Town Planner