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To: [Planning Commission](#)
Cc: [Cary Hopper](#); [Marla Kemsey](#); [Kinsey O'Shea](#); [Matt Hanratty](#); [Anne McClung](#)
Subject: Proffer changes
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Attachments: [3-6-23 GSC proffers with markups.pdf](#)
[3-6-23 GSC proffers .pdf](#)
Importance: High

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Planning Commissioners,

As you all know, the proffers related to affordable housing are complex and something we and the Town are working our way through for the first time. **Our intent was never to remove the ability for the Land Trust to receive the lots.** Please accept these proffer changes, which largely resort back to the previous version for the affordable housing. We, the Town and applicant, are trying to come up with procedures that 3 years from now are enforceable, but also respect the market demands and realities. While we have had conversations with staff about them; there is not a clear solution yet but we will continue to discuss them further through the process. Staff feels they may be more appropriately handled in the development agreement.

We have resorted back to previous proffers to include 8.e. which ensures the lots are transferred to the NRHT. We also removed the former 8.g. from the proffers, that previously had a 90-day sunset clause. In addition, we've tried to better tie down FACULTATIVE (with a U) plants and made a few corrections suggested by staff in other areas. Please look at the **Markups version** to see the changes, and the "non" markups version is the clean version we are going ahead with. "3-6-23 GSC proffers" is what we are asking you to make your vote on tomorrow night.

Thanks and sorry for the last minute changes. These issues are complex and evolving.
Meredith

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