

Marblehead Housing Committee



August 19, 2025
Meeting Minutes

Members Present in Person: Brendan Callahan, Kurt James, Debra Larkin, Mimi Hollister, Alex Eitler, Deacon Whipple, Ramon Garcia

Members Present on Zoom: Nisha Austin

Call to Order: Mr. Callahan called the meeting to order at 3:37 PM. A quorum was present.

Reorganization – Committee Chair

Mr. James suggested a change in the order of the agenda to nominate and select a Committee Chair.

Motion: To appoint Mr. Brendan Callahan as the Marblehead Housing Committee Chair.

Vote: 8–0 (James, Eitler, Larkin, Whipple, Hollister, Austin, Garcia, Callahan in favor)

Approval of Minutes

The June 17, 2025, meeting was a joint meeting of the Fair Housing Committee (FHC) and the Housing Production Plan Implementation Committee (HPPIC).

Motion: To approve the HPPIC Meeting Minutes for June 17, 2025.

Vote: 4–0 (James, Eitler, Austin, Callahan in favor)

Motion: To approve the FHC Meeting Minutes for June 17, 2025.

Vote: 7–0 (James, Larkin, Whipple, Eitler, Hollister, Garcia, Callahan in favor)

Reorganization – Secretary/Clerk

Mr. Callahan requested a volunteer to take the minutes. Ms. Larkin agreed to continue as needed but will be unavailable for the September meeting. Ms. Austin agreed to take minutes at the next meeting.

Update from Select Board on 3A Discussion with Attorney General

Mr. Callahan reported on updates provided by Select Board Chair Mr. Fox and Town Administrator Mr. Kezer:

On July 15, 2025, the Select Board submitted a letter to the Governor and the Executive Offices of Housing and Livable Communities (EOHLC) requesting an exemption from the 3A requirements, and a response is still pending. At present, the Town remains non-compliant, with the deadline for compliance set for December 30, 2025. As a result of non-compliance, the Town is ineligible for discretionary grants. One previously awarded grant in the amount of \$50,000 has already been lost, and the status of several other grants remains uncertain.

The Committee also held a discussion regarding potential courses of action, including zoning amendments, feasible housing plans, the possible reuse of the Coffin School, the character of the Town, and the importance of community education as Marblehead navigates this process.

Next Meeting Date: September 9, 2025

Public Comment: None

Motion: To adjourn the meeting at 4:18 PM.

Vote: 8-0 (Callahan, James, Larkin, Garcia, Austin, Eitler, Whipple, Hollister in favor)

Minutes Approved: [Date]