

Housing Advisory Committee

Draft Minutes

May 5, 2017

1. Call Meeting to Order

The meeting was convened at 8:30 a.m. in the Nowak Room of the Town Office. Present were committee members Barry Sandberg, Cliff Sinnott, John Mueller, Nancy Belanger, Dan Chartrand. Staff attending were Russ Dean, Town Manager, Doug Eastman, Building Inspector, Dave Sharples, Town Planner. Absent: Tony Teixeira.

Dave reported that we have received \$1,000 from Fraumeni to do the charrette, and he has sent the application to Robin Comstock. The goal of the charrette is to seek ways to achieve affordable single family housing. Density bonus exists for single family dwellings but no one takes advantage of it. Dave reported that he spoke with Eric Chinburg and neither is convinced it is possible to build a home and keep it under the median affordable value of \$289,000. Dave recounted the conversation about the costs of building including lot, road costs, etc. All in Mr. Chinburg seemed to think 310-319 was more of what we were looking at. To reduce costs you are looking at open drainage, no curbing, no sidewalks, limited road widths, etc. Fire Department and DPW requirements add costs as well. Dates of the charrette were discussed and it was settled that October 18th was a night session followed by a day session on the 20th of October. These are typically 2 day sessions with the first part being a listening exercise.

The conversation turned to ADUs. Doug Eastman explained the town regulations on ADU's and conversions, and the differences with each one. Sometimes people come in with a desire for an ADU that doesn't fit into the regulations. To convert a single family up to 4 units you need a certain lot size which is hard to meet. The lot has to conform. For example in R-2 lot sizes are minimum 15,000 square feet. Lot dimensional requirements have to be met. Cottage housing is our conversion. Watson Woods given as an example of this. Deed restrictions and a management company is involved when sales are made to ensure the program is met. The seacoast housing partnership was mentioned as a group that is building affordable housing. They are doing a project in Hampton Falls.

The group agreed to meet on May 19th at 8:30 a.m. to go over a dry run of the presentation to the Selectboard.

The group then discussed the document/report. Fair Market Rent (FMR) – page 5 include in glossary. Change membership of Nancy to member at large. Planning Board rep is now vacant with Kathy as a Selectboard member. Barry is filling the realtor slot.

On the presentation, Nancy will work with Russ on the introduction/purpose and a review of the process of the group. Cliff will get the data elements out for meaningful presentation. Dave will help with the review of the committee recommendations and findings, participating as staff. Doug will attend to help answer questions. Outcomes were discussed including motivating the Board to take a next step. The elderly exemption was discussed. Ways to get public input and comments were discussed. The concept of taking the report to the planning board in a work session type format was discussed.

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Cliff raised the issue of ADUs again and do we want to state something in the recommendations with respect to this issue. After further discussion it was noted that ADUs and conversions should be highlighted as a possible method to gain more affordable housing into the town's housing stock.

2. Adjournment

The committee adjourned at 10:00 a.m.

Respectfully submitted,

Russell Dean
Town Manager