

DRAFT MINUTES

Housing Advisory Committee

MINUTES

February 9, 2018

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, Pete Cameron, Nancy Belanger. Staff attending were Russ Dean, Town Manager, Dave Sharples, Town Planner. Absent: Tony Texeira, Tim Roache, Dan Chartrand, and John Mueller.

The meeting started with a discussion about three House bills regarding housing. What is the role for this committee? Discussion ensued. The Town Planner described the equity growth loan concept that was put forward at the state house. This is viewed as a tool to address workforce housing and economic expansion. A handout was reviewed with a lot of information on this initiative.

Dave then reviewed the sales data with the group, as well as where things stood with permits and completed units. Dave also said there are projects “in the pipeline” including Brad’s Auto, Water Street, and the Rose Farm project. Discussion centered on potential affordable housing initiatives.

Attention then turned to the Amherst sample zoning ordinance regarding workforce housing on an economics basis. According to Dave he had not heard yet from Amherst but researched some minutes and based on this it is unlikely they’ve had a project under the ordinance, but he would follow up again. Dave mentioned the HUD limits have increased again regarding “affordable” from 289K to 307K for a single family home.

Discussion on the Watson Woods covenant as an example of deed restricted affordable housing. The question posed was how to enact something that could get people into a home for 250K if that was the desired result, under the programs.

A discussion then on the concept of looking at increasing density in C-1 for residential. Right now 3500SF is the minimum, what would 750SF look like. This could be an item for review. Dave discussed using parking as a limiting factor, to regulate under any density changes that created smaller SF units.

ADUs were discussed and the handout Nancy prepared was distributed regarding ADUs.

Dave offered 2 items to the group for follow up. The first is an analysis on reducing the minimum lot area per dwelling unit requirement in the C-1 district. The second is a review of affordable housing density bonus reduction in current zoning, and to come up with something less convoluted. After discussion it was agreed the second would be the priority for now.

Nancy mentioned Rebecca Perkins, Portsmouth Councilor, had offered to speak with the group. She is available and it was agreed we would ask Rebecca to come to our April meeting.

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The next meeting is scheduled for March 9th, 2018 where we'll go over the affordable housing analysis Dave mentioned.

2. Adjournment

The committee adjourned at approximately 10:10 a.m.

Respectfully submitted,

Russell Dean
Town Manager