

DRAFT MINUTES

Housing Advisory Committee

MINUTES

May 11th, 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 Nancy Belanger, John Mueller, Tim Roache of RPC, Barry Sandberg. Town Manager Russ Dean and Town Planner Dave Sharples were also present.

Discussion on prior minutes. February 9th, March 9th, and April 9th were discussed.

The committee reviewed the charge and composition again. Dave suggested adding language to the charge that reflected the professional licenses or descriptors be “to the extent feasible.....” with a caveat it could be anyone if those specific types could not be found. There would be 3 at large members. 9 members, EHA as ex-officio. Charge will be edited and updated to reflect changes.

Information updates. Barry asked questions about Rebecca Perkins and her efforts in Portsmouth, committee education. Implicit in this committee’s mission? We should highlight housing education in our mission statement. Promote, educate, and seek input? Get feedback. Discussion on the workshop session ensued. Tim spoke to RPC’s bandwidth for data points. 25 different outreach projects happening all at once.

The group discussed Growth Management Ordinances, including Exeter’s. Our current ordinance is outdated and has not been utilized at all except for once long ago.

Housing updates – 46 units proposed for Rose Farm, 14 units for George/Phillips building, 23 on Rockingham Street, 116 units senior housing Epping Road. Rose Farm seeking 46 lots with 9 affordable units, potentially. This piece was discussed further. Dave indicating concept B of the plan involved density relief and 7 of 9 units would price at 365K or less. 120% of median income meant 94K to 118K. Not more than 30% of income to housing. Duplex options versus other options.

Dave spoke to his grant application for technical assistance. It is before Planning Board and ConCom this week. He would like a letter of support. There is a 20K max request that would be matched 75/25 with local funds. He is asking for 20K. The group asked a few questions and indicated this was a great project and in line with the Housing Committee report. Barry moved to support the letter of support, Nancy seconded. All were unanimous in support.

John discussed the multi-family housing and access to units. Pictures were distributed. Visual narrative of existing multi-family. Multi-family proposals sometimes generate “we don’t want” but people don’t know they are surrounded by multi-family housing in many cases. This will become a GIS story map. Various types were discussed including the design elements, 27 Chestnut Street very different than historical buildings. ADUs and special exceptions granted by ZBA.

The group will put property tax exemptions on its agenda for future discussions.

The next meeting is scheduled for Friday, June 8th at 8:30 a.m.

2. Adjournment - The committee adjourned at 10:30 a.m.

Respectfully submitted,

Russell Dean
Town Manager