

DRAFT MINUTES
Housing Advisory Committee
August 10th, 2018

1. Call Meeting to Order:

The meeting was convened at 8:35 a.m. in the Wheelwright Room of the Town Office.

Present were committee members: Nancy Belanger, Molly Cowan (Select Board rep), John Mueller, Barry Sandberg. Absent: Tim Roache, Tony Texeira.

Also present: Dave Sharples, Russ Dean, Sarah Gartska (Workforce Housing Coalition), Kathy Corson, Lindsey Sonnett, Rob from RPC.

Discussion:

John presented the storyboard concept with RPC, which has developed a full mapping of all Exeter multifamily properties. This is a good illustration to tell the story of our multifamily housing stock. It also could be used during zoning change proposals to illustrate the existence of multifamily units. Multi family is described as 3 or more units in a structure. Rocky Ridge was discussed – detached condos? Dave indicated the units shared a common wall. One lot with multiple units. Multifamily already exists globally, is not a scary concept. A barn on Harvard Street was brought up as a home wanting to convert the barn to another unit of housing but density regs would not allow for this.

Dave discussed parking and density, height issues. The MTAG grant will assist to make progress on these kinds of issues. The multi family information will be provided to consultants to assist in making zoning proposals. Dave described Hampton Beach where 5-600 square foot units exist in a small footprint. Nancy described the units near Main Street/railroad crossing which have been there forever. Density and affordability discussion – with more density comes more affordability with units. Franklin Street a no on this, 80 Epping Road a yes. Watson Woods was discussed (Stonewall Way). There are 20 out of 28 affordable in that development. People are renting condos for more than they are supposed to. This could be an issue for the condo association. The property management company no longer exists as was under the original deeds. A discussion ensued on who would be responsible to enforce these provisions, would it be the town. No clear or easy answers.

John mentioned they would continue to update the map. He asked for those who were skilled at writing to assist in writing up the unit profiles. Perhaps this could be a job for a planning intern.

Nancy distributed a copy of the MTAG contract with the particulars. This was approved by the Select Board at the August 6th, 2018 meeting. The broader implications for the C-1 district were covered and not altered. Robin Leblanc is working with the town via Plan NH on this effort.

Pete Cameron emailed the committee stating he couldn't make today.

Nancy passed out information Russ had provided on some area developments via email. The group then discussed the mixed use potential for Epping Road based on Woodmont, Rockingham Park and Bedford Macy's developments. This seems to be a statewide trend in development – mixed use with a

combination of residential and commercial. Russ mentioned the fact that assisted living and other senior living was allowed by right in the commercial district on Epping Road. He believes mixed use should be back on the table in light of that. We may see our remaining commercial property be eaten up by this use.

Meeting dates need to be set for next year including a regional meeting.

The committee charge was discussed. This still needs updating as old business. Russ has asked Dave to add his optional language. School enrollment updates show a 10 student decline from June 2017 to June 2018, despite all the new housing units coming online in the last 2-3 years.

Nancy indicated she cannot make the September 12th meeting. An update will be coming via email.

Next Meeting: September 14th from 8:30 to 10 am in the Nowak Room of the Town Office.

2. Adjournment: The committee adjourned at approximately 10:00 a.m.

Respectfully submitted,

Russell Dean
Town Manager