

Planning Board Meeting  
February 4, 2010 - 7:00 PM  
Land Use Office, Town Administration Building  
Work Session – Conference with Cynthia Copeland  
Stafford Regional Planning Commission

Members present: Chairman John Huckins  
David Mott  
Alan Kelley  
Edward Lemos  
Steve Oles  
Dawn Hatch (Alt)

Guest present: Cynthia Copeland – SRPC

Chairman Huckins opened the meeting for a conference with Cynthia Copeland, Stafford Regional Planning Commission to discuss the Regional Housing Needs Assessment 2009 information and Power Point Program, the Oyster River Management Protection Program, and the 2010 Census.

### **2010 Census**

Copeland passed out pamphlets on the census which the forms would be coming in March. She said at the last census farming was undercounted. She said there was an important privacy issue for the information gathered. Copeland said the census was determined by count. The forms would be filled out where a person resided on the day that he/she filled it out. She said that all US residents are counted whether they are citizens or not regardless of race or ethnic groups.

Copeland said there would be no long forms and all data would be updated on an annual basis. She said the housing data was not counted with the census. Copeland said that households would use the 2000 data and any updates. She said the housing counts were very important in the process.

### **Oyster River Watershed**

Copeland said that the Oyster River Association had received a grant for the work of the Oyster River Management Protection Program. She said that Isinglass Cocheco and the Lamprey River Watersheds were much larger than Oyster River.

Copeland said the length of the river involved was 13 miles and stopped at Mill Pond Dam. She said that Oyster River Association was the major sponsor. It had been in existence for 10 years and was non-profit (5013C). The Towns involved were Durham, Madbury, and Lee. She said they were looking for letters of support. The corridor affected was Routes 125 and 4 for a width of ¼ mile either side of the River.

The length of this section of the River was 2.69 miles. There are 880 acres in Town, 402.84 acres protected with 132 + acres around the River. Lemos said that the

impact would be the Shoreland Protection Act would be extended to include this area. If there was a water related project both Shoreland and Wetlands Bureau would be included.

Copeland said that this would give the Association the opportunity to make comments. The designation would add this River to the 4<sup>th</sup> Order Streams. Oles said that it would mean the anything within the 250 feet from the stream would need to go through the Shoreland Protection Act requirements and pay the fee. Copeland said that DES would contact the local advisory committee.

Copeland said that the Conservation Commission had voted to give a letter of support. A sample letter was presented. She said that it would give the communities the opportunity to be involved in the management of the River. They could give comments on what they would like to see happen, for example the drinking water supply. Copeland said that she planned to meet with the Selectmen.

Copeland said they were also looking at non-point source pollution. The criteria standards for nitrogen levels in the air and on land would be established. She told the members to think over what had been discussed and then decide whether to support the project or not.

### **Regional Housing Needs Assessment 2009**

Copeland presented a Power Point Program to represent what the Regional Housing Needs Assessment 2009 represented. A copy of the Power Point information and the report are attached to the minutes and part of the record. The information was based on Urban, Suburban, and Rural areas. She said that every 5 years an update needed to be done. She said that housing demands and supplies must be met. Copeland said that they had hired Bruce Mayberry to put a report together using his methodology. She said home ownership and rentals were included.

The annual medium income was set by HUD Income 2009 with the type of housing and sale price also set by these standards. There were 8000 units over 8 years with 6000 owned and 2000 rental. Copeland said about 500 units were added per year. Charts of the total housing units including single family, 2+ families, and manufactured were included in the information. Copeland said that the figures were for the years between 1970 and 2007. She said that Rochester carried the majority of manufactured housing units with Dover carrying the majority of multi-family and condos. Newmarket also had its share of rentals and condos.

Copeland said that there were 132,200 people in the region area. She said that the urban area was best suited to serve assisted living. Copeland said elderly housing was not considered work force housing. Huckins said we wanted to exclude work force housing from the commercial areas. He said in the Town Center PUDs were allowed with a commercial base as the incentive.

Mott said several other towns required larger lots. Huckins said Farmington allows a right-of-way to service 2 lots. He said he thought that Barrington was ahead of the curve. Huckins explained what was proposed for zoning changes to Copeland.

### **Communities in each area**

**Urban – Dover Rochester, Somersworth, & Newmarket**

Highest density of housing per square mile

Extensive public water, sewer infrastructure  
Principal centers of private sector jobs and commercial valuation

**Suburban – Barrington, Durham, Farmington, Lee, Northwood, & Rollinsford**

Medium housing density  
On major highway corridors  
Secondary employment centers  
Nodes of commercial growth

**Rural – Brookfield, Madbury, Middleton, Milton, New Durham, Nottingham, Strafford, & Wakefield**

Very little commercial development; family dominant  
Virtually no attached or multifamily housing  
Minor share of jobs and commercial valuation

**Town representatives to SRPC**

Copeland said the Town needed 2 representatives to the Commission, 1 as a member and 1 to serve if the first one was not present. She said that Lemos serves on the TAC Committee. Several names suggested were James Landry, Mike Clark, Stephen Jeffery, and Steve Conklin. Hatch will contact each to see if any were interested.

**Consideration of support for the Oyster River Watershed project**

Huckins said that this section was a small percentage of land. Oles said it would be another layer of bureaucracy. He said in his opinion it would be over protection and over regulated, where do we draw the line. Oles said he could support it because it was a small area but he still thought that it was over protection. H said that it would include 250 feet on the waterway and along the shoreline buffer.

Lemos said we needed to protect the public drinking supply and keep the water clean. Kelley said the location added little restrictions on the land owner. Kelley made a motion to support the Project and send the letter of support, seconded by Mott, all in favor.

The next meeting of the Board will be held on February 11. Fred Bussiere will attend the meeting to discuss economic and fiscal conditions, Chapter 6 of the Master Plan. On February 18 members will meet with Rick Zieldfelder and on February 25 David Hussey. On February 9 and 22 the Board will meet with the Selectmen for a public hearing for the proposed transfer of the Eco Park land to a private developer.

The meeting adjourned at 9:30 PM, motion by Oles, seconded by Lemos, all in favor.

Dawn Hatch, Clerk

