



MEETING MINUTES
NORTH HAMPTON PLANNING BOARD
Work Session
Tuesday, July 15, 2008
Mary Herbert Conference Room

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

Members present: Phil Wilson, Chairman; Shep Kroner, Vice Chairman; Joseph Arena, Laurel Pohl, Barbara Kohl, Tom McManus and Craig Salomon, Selectmen's Representative.

Others present: David West, RPC Circuit Rider

Alternates present: None

A recording Secretary was not present. The minutes were transcribed from a tape recording of the meeting.

Mr. Kroner called the meeting to order at 7:07pm.

Minutes

Emendations were made to the July 3, 2008 draft minutes.

Mr. Wilson moved and Dr. Arena seconded the motion to adopt the July 3, 2008 minutes as amended. The vote was unanimous in favor of the motion (7-0).

Mr. Kroner moved and Ms. Pohl seconded the motion to table the discussion/acceptance of the May 15, 2008 meeting minutes to the August 19, 2008 Work Session meeting. The vote was (6-0-1). Mr. Wilson abstained because he was not present at the May 15, 2008 meeting.

Ms. Pohl moved and Mr. McManus seconded the motion to table the discussion/acceptance of the June 5, 2008 and June 19, 2008 meeting minutes to the August 19, 2008 meeting. The motion passed (5-0-2). Mr. Wilson and Mr. Salomon abstained because they were not present at the June 19, 2008 meeting.

New Business

Mr. Wilson attended the Rockingham Planning Commission Hearing on the State of New Hampshire Workforce Housing law. Mr. Wilson gave the board an overview of the Hearing from his perspective. Mr. Wilson said that there were three items on the agenda, first Mr. Cliff Sinnott of the Rockingham Planning Commission gave a brief overview of how the Commission is going to advise its Towns on what to do regarding Workforce

Housing and then introduced Ben Frost of the New Hampshire Housing Finance Authority who is very knowledgeable of all sorts of planning and zoning issues in the State of New Hampshire and has been an outspoken advocate of the affordable housing initiative for years. Mr. Wilson explained that he obtained Mr. Frost's emails under RSA 91:A and discovered that he had been cooperating with lobby groups to develop SB 95 and there were emails that involved the Local Government Center in which they were discussing that they had to present a united front with the developers when in fact they are supposed to be protecting the Town's that are their constituent groups. Mr. Sinnott then introduced Jennifer Czycz and her presentation was on how Town's can address ways to come into compliance with the new law and opined that her presentation was given from the point of view of an advocate of affordable housing at all costs.

Mr. Wilson explained to the board that the language in the Senate Bill 342, that passed, and will go into effect on July 2, 2009, went to Conference Committee and came out with changes in the language and that a significant change was that the original Bill stated that Towns would have to provide for affordable housing including multi-family housing in *a majority of the zoning districts zoned for residential use* and was changed to read that *in a majority of the land area in the Town*.

Mr. Wilson said that there are 8,900 acres of land in North Hampton and 3,300 of those acres are wetlands (unbuildable land). He said that the wetlands are included in the equation of *majority of the land area in the Town*; therefore North Hampton would be required to allow affordable housing on 4,451 acres. Mr. Wilson commented that it was apparent that the issue of unbuildable acreage was not considered when the language was changed in the Bill. He suggested that a new district be created for the wetlands acreage that would take them out of the residential zoning district reducing the denominator by 3,300.

Mr. Wilson commented that he has not seen data showing that there is a shortage of affordable housing in New Hampshire. He said that he raised the question at the Hearing and in Concord and no one could verify that it is even needed in this State.

Mr. McManus asked what the planning board's next step would be and Mr. Wilson replied that the board needs to come up with an ordinance ready to be adopted at March 2009 election that would stand up in Court.

Mr. West explained that it is the Planning Commission's responsibility to come up with a reasonable "fair share" number for the Town. Mr. Wilson commented that the planning board needs that information within the next two months or it would be useless to the board.

Mr. Wilson suggested that once it is determined what North Hampton's "fair share" number is then the standard that any proposal that comes before the planning board has to meet would have to be at least a percentage of affordable units that is equivalent to the Town's "fair share", and the board should craft provisions that ensures that the units remain affordable until such time as the total number of affordable units in the Town

exceeds its “fair share”, and once the Town has met its fair share then the units that had been permitted as affordable can be marked to market on a “first-in, first-out” basis. The board discussed on how that would be monitored.

Mr. West explained that the New Hampshire Housing and Finance Authority has drafted a model on how to provide for provisions of home ownership affordability and if the Town goes along with them then they would monitor everything at not cost to the Town.

Mr. Wilson said that State Representative Judy Day offered to help by introducing Legislation with the definition of “fair share”, definitions of percentages of any developments that qualifies under affordable housing, and definitions of how long it has to remain affordable.

Dr. Arena suggested that the planning board meet with North Hampton’s State Representatives on a regular basis.

The board discussed forming a subcommittee to work on the foundations of the board’s response to the Workforce Housing law. Mr. Wilson, Ms. Kohl and Dr. Arena volunteered.

Dr. Arena withdrew.

**Ms. Pohl moved and Mr. Salomon seconded the motion to create a subcommittee with Mr. Wilson and Ms. Kohl with assistance from David West.
The vote was unanimous in favor of the motion (7-0).**

Mr. McManus said that he would think about it and may join the subcommittee in the future.

Committee updates

Ms. Pohl said that she is in the process of drafting a letter to Mr. Fournier requesting the financial data the Long Range Planning Committee needs. She said that she would finish the letter and let the board review it before sending it and she will send a copy of the letter to the Select Board.

Mr. Kroner updated the board on the Route 1 Corridor. He suggested that the board look at the zoning and the Town should adopt an access management provision this year. Mr. Kroner said that he is willing to research and obtain model ordinances from other Towns.

**A motion was made and seconded to adjourn at 8:45pm.
The vote was unanimous in favor of the motion (7-0).**

Respectfully submitted,
Wendy V. Chase, Recording Secretary
Minutes approved 08/19/2008