

PLANNING BOARD
Planned Unit Residential Development (PURD) Subcommittee
RINDGE, NEW HAMPSHIRE
October 1, 2020

DATE: October 1, 2020

TIME: 7:00 pm

CALL TO ORDER: 7:00 pm

Present: Jason Paolino, Kirk Stenersen, Holly Koski, Roberta Oeser, Deni Dickler, Sharon Rasku, , Daniel Aho, Judy Unger-Clark, Roniele Hamilton and alternate Julie Sementa.

Also present: Jeff Dickler, Christine Dipre, Larry Cleveland and Betty Comerford.

Jason Paolino called the meeting to order with the Pledge of Allegiance.

In reviewing the minutes the 2020 income and housing costs for Workforce housing in Cheshire County was also reviewed. Roberta asked that the rental amount for 2020 be added to the minutes of September 17. Holly moved to approve the minutes of September 17, 2020 as amended. Second by Deni. Approved 8-0-1.

Jason brought up the committees 'homework'. Deni said she had looked into what the neighboring towns had for PURD and/or Workforce housing ordinances and regulations. She distributed several spread sheets saying that these were just drafts of the information. The information was from New Ipswich, Peterborough, Sharon Jaffrey and Fitzwilliam. She gave an overview of the information (attached).

After reviewing, Jason asked if she could explain Jaffrey's 'visual' buffer. Deni said she had not been in touch with Joanne Carr yet, Jeff thought it may depend on topography. Jason also asked if she could explain the density bonus that Peterborough for PURDs. Dan asked if the bonus was for PURDs or Workforce housing. Deni said that it was for PURDs only. Dan said that in MA to get a bonus, half have to be considered Workforce housing. He said that even with the 30% bonus in Rindge, it was not enough to offset the cost to build. Dan asked if a Workforce home would have lower taxes since the selling price has to remain below 'market'. Roberta said she did not know and would ask the assessors.

Jason addressed other items in the 'homework'. He spoke with George Regan from NHFA at length about Workforce housing 'stock'. His questions related to our existing 'stock' including 1-bedroom apartments and if ADUs can be counted and if units had to be 'rent controlled'. Jason said he felt from the discussion that they could be counted but would not be considered Workforce housing for new developments. He said George referred to two good sources of information available on line: Workforce housing guide book and decision tree. Jason felt from the discussion that Rindge is in

good shape as housing is looked at on a regional basis. He will be able to give a better overview at next meeting.

Roni has compiled information and distributed sheets on proposed legislation with reviews from NHMA (attached). She believes these are very concerning to local zoning authority. She reviewed bill HB1629 (requiring education for land use board members) and HB1632 (forming an appeals panel that could over-ride local zoning).

Roni asked about the original 1978 PURD ordinance and why there were no regulations until 1987. She also wanted to know if there was a time limit to start construction referring to a development that was approved years ago and now just started. Kirk and Roberta responded that the project could be considered 'vested' or a recorded subdivision. A discussion ensued about projects being approved and then ordinances changing before construction and that they are protected.

Jason asked Kirk to review the current regulation and what he thought need to be addressed. Kirk explained the reason for the 100' requirement but said it needed to be revised to agree with the present zoning requirement of 250'. He reviewed the progression of changes. He also wanted it noted that when Roberta said that a language change in 2009 was the cause of multiple units on one property being allowed. Roberta concurred that it was not true, but that it never had happened in the past.

Jason wanted the committee to consider what the needs of Rindge are compared to existing housing stock before next meeting. Roberta said that the committee needs to consider what to change in the existing PURD regulations and the ordinance. Judy was curious on how to get a count of housing units from building permits and if a multi-family is considered 'one' permit. Roberta said that she thought that there are 'enough' apartments in town, either existing or approved and said that she thought for the most part renters are not as likely to be vested in the community as property owners. Kirk thought there was still need and that ADUs are filling the need for many young couples. Deni thought we needed to review where we go with amending in conjunction with our Master Plan and the demographics of Rindge.

Next meeting will be October 8th, 7:00 pm at the Recreation Building.

Adjourned 8:45 pm

/Roberta Oeser