

LAKES REGION PLANNING COMMISSION

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MINUTES LRPC COMMISSION MEETING Franklin Savings Bank, Tilton, NH October 24, 2016

PRESIDING: Wayne Crowley, Chair
QUORUM: Present

CALL TO ORDER: 6:00 p.m.

MEMBERS PRESENT

LRPC STAFF

Robert Ward (Andover)	Carl Carder (Bookkeeper)
John Cotton (Andover)	Jeff Hayes (Executive Director)
David Kerr (Barnstead)	PRESENTERS
George Condodemetraky (Belmont)	Ben Frost (NHHFA*)
Ralph Thompson (Effingham)	Jill Longval (Nashua Regional Planning)
Wayne Ogni (Gilmanton)	
Robert Snelling (Holderness)	OTHER INTERESTED PARTIES
Warren Hutchins (Laconia)	Annette Andreozzi (Gilmanton)
William Bayard (Meredith)	Christine Dembitzky (Tilton)
Barbara Perry (Moultonborough)	Katherine Barnard (ELRHC*)
Douglas Read (Northfield)	Larissa Mulkern (ELRHC)
Ian Raymond (Sanbornton)	Stan Perry (Moultonborough)
Joseph Jesseman (Tilton)	

*New Hampshire Housing Finance Authority (NHHFA)

*Eastern Lakes Region Housing Coalition (ELRHC)

1. Welcome and Introductions

Wayne Crowley called the meeting to order at 6:04 p.m.

A motion to approve and declare a quorum exists was unanimously approved.

M/S/P Ward/Perry

A motion to accept the Minutes of September 26, 2016 was unanimously approved.

M/S/P Perry/Snelling

J. Hayes introduced the speakers:

- Ben Frost, New Hampshire Housing Finance Authority (NHHFA)
- Jill Longval, Nashua Regional Planning Commission (NRPC)

2. Ben Frost, Director Public and Legal Affairs at New Hampshire Housing Finance Authority

Ben Frost gave a presentation focused on Accessory Dwelling Units (ADU) addressing topics such as: What are they, Benefits of ADUs, History and Evolution.

A handout titled “2016 SB 146 – Accessory Dwelling Units (ADUs)” was distributed to those in attendance.

Ben Frost spoke to The Basics, Options and Prohibitions of SB 146. SB 146 was signed on March 16, 2016 and becomes effective June 1, 2017. It is important municipalities become educated about the new ADU law and how to meet its requirements. Municipalities need to work with partners to create training materials and utilize other resources; i.e.: OEP Technical Bulletin, NHMA model. NHHFA will also have materials forthcoming.

He went through the following Frequently Asked Questions:

- Isn't this just a duplex?
- Do we still need to care about workforce housing?
- Do impact fees apply to a new ADU?
- What does “attached” mean?
- What's the purpose of an interior door?
- What about DES septic standards?
- Can HO associations or condo docs prohibit ADUs?
- Owner occupancy – what if the owner is a trust?
- What are the HUD occupancy standards?
- What if we do nothing?

There was a brief Q&A period after the presentation.

3. Jill Longval, Senior Environmental Planner of Nashua Regional Planning Commission (NRPC)

Jill Longval spoke about Nashua Regional Planning Commission's Energy Aggregation Program that has been in existence for approximately five (5) years.

A handout titled “Nashua Region Electricity Supply Aggregation” was distributed to those in attendance.

The goal of the aggregation is to purchase electricity as a group from a competitive supplier at a better rate than any individual could get on their own.

NRPC is a registered aggregator with the NH Public Utilities Commission that allows them to be a service to their municipalities. A signed MOU is required from all the municipalities that want to participate.

Jill Longval explained the process of going out for bids, negotiations and signing of contracts. The current pricing is \$.064 per kwh for a twelve (12) month contract. The current contract goes through October, 2017.

Municipal assessments cover the cost of the staff with a minimal cost of approximately \$3,500 for the analyst and lawyer to be divided among the participants proportionate to usage.

There was a brief Q&A period after the presentation.

4. Commissioner Roundtable

Wayne Crowley shared that the entire Winnisquam SAU school district and Town of Northfield along with The Pines and the library are aggregating their electric bill requirements and going out to brokers getting rates of about \$.070 to \$.074 per kwh.

5. Other Business

The next meeting will be November 28, 2016. The location is to be determined. The topic will be “Legislative Issues”.

6. Adjourn

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Carl R. Carder
Acting Meeting Recorder