

MINUTES
LRPC COMMISSION MEETING

The Whittier House
Ossipee, NH
February 25, 2008

PRESIDING: Richard Waitt, Chairman **CALL TO ORDER:** 6:10 PM

QUORUM: Yes (by Adoption) **COMMUNITIES PRESENT:** 11

MEMBERS PRESENT:

Maggie LaBerge, Alexandria
Steve Favorite, Bristol
Anne Cunningham, Freedom
Richard Waitt, Gilford
Stan Bean, Gilmanton
Warren Hutchins, Laconia
Herbert Farnham, Moultonborough
Wayne Crowley, Northfield
Douglas Read, Northfield
Patricia Jones, Ossipee
Mark McConkey, Ossipee
Herb Cooper, Tamworth
Roger Murray, Wolfeboro

OTHERS PRESENT: Pat Moore, Alexandria; Linda Normandin, Laconia; Kimon Koulet, Erica Anderson, David Jeffers, Carly Rhodes, Adam Hlasny, LRPC; Robert Gillette, Bruce Parsons, Ossipee; Tim Miner, Patsy Slothower, Sandwich; William W. Farnum, Tom Abugelis, Dom Bergen, Tamworth; other interested parties.

1 Welcome and Introduction

Chairman Richard Waitt called the meeting to order at approximately 6:10 PM. He welcomed all members and asked everyone to introduce themselves. He confirmed with Herb Cooper that a quorum had been established. The minutes from the January 28 meeting were unanimously approved. *M/S/P Bean/LaBerge.*

**2 Incentives for Housing, Smart Growth, and Conservation:
(Live Here, Work Here Housing Strategies)**

Chairman Waitt introduced Linda Normandin, Chair of the Housing Subcommittee of the Lakes Region CEDS Committee, who spoke about the “Live Here Work Here” subcommittee. This subcommittee was established on the idea of making affordable housing available (both home ownership and renting) for workers to live in the town in which they work. They are seeking to: support initiatives for affordability; create affordable housing; and promote greater awareness of home ownership through educational programs. Obstacles to building affordable housing were identified so efforts can be made to overcome them. One other area of interest is to establish a Workforce-Housing Coalition which would work as a resource to educate the community on the need and benefits of affordable housing for a vibrant workforce.

3 Housing and Conservation Planning Program (HCPP)

Kimon Koulet introduced Dari Sassan, New Hampshire Office of Energy and Planning Assistant Planner, who gave a Power Point presentation on the Housing and Conservation Planning Program, which is a unified growth and development strategy that provides technical and financial support for municipalities. He provided information on the organization’s principles and the four stages of “development”. The stages include: the study of housing and conservation; preparing a growth and development strategy; amending the Master Plan; and updating ordinances and regulations. Eligibility is limited to municipalities, and a scoring system is in place for all applications. Applications can be posted online by April 11, 2008. Someone asked if the program funds the purchase of GIS programs, but the answer was that no, the money is not intended for material purposes. David Jeffers asked if some of the funding could be put towards assisting those communities without digital parcels. The response was no; however, it is something that could be looked at for consideration.

4 Inclusionary Zoning Implementation Program (IZIP)

Kimon Koulet introduced Benjamin Frost, Public Affairs Director for New Hampshire Housing. IZIP has been designed to direct grants to municipalities so that they may hire pre-qualified consultants to assist in creating and adopting inclusionary zoning ordinances. With the use of a descriptive Power Point presentation, B. Frost presented data overlooking the housing market in the state and the region, focusing on population fluctuation and cost trends. He discussed the definitions and use of inclusionary zoning and subsidy retention, offering visual examples of Inclusionary Projects in New Hampshire. Warren Hutchins asked if there was a minimal development size for an inclusionary ordinance. B. Frost responded that what is important is making sure that the development is feasible, given the amount of funds. There is an option of setting up a banking system in which the developer buys the “added density” in order to establish more funding. Another attendee asked what percentage of the state [population] is in the \$35,000 [income] bracket, therefore limiting them to 1 to 2% of the housing; B. Frost answered that roughly 12.5% are vying for that 1 to 2%. Considerable interest in both programs was shown by those in attendance.

5 Other Business

K. Koulet noted that the next Commission Meeting would be held on March 31 at the Moultonborough Library. There being no other business, Chairman R. Waitt declared the meeting adjourned at approximately 8:12 PM.