

MINUTES

Master Plan Steering Committee

TOWN OF PETERBOROUGH
Wednesday, March 13, 2013 – 5:45 p.m.
1 Grove Street, Peterborough, New Hampshire

Members Present: Beth Alpaugh-Cote, Peter Gosline, Sue Chollet and Alan Zeller and James Kelly.

Staff Present: Carol Ogilvie, Director and Laura Norton, Administrative Assistant, Office of Community Development

Chair Zeller called the meeting to order at 5:45 p.m.

Minutes:

A motion was made/seconded (Chollet/Alpaugh-Cote) to approve the February Minutes as written with all in favor.

Review of Draft Population & Housing Chapter:

Chair Zeller suggested the members just go through the chapter page by page. Ms. Chollet added that having Ms. Ogilvie point out any changes from the past edition would be helpful as they go through the chapter.

Introduction and Method of Analysis

Ms. Ogilvie noted no changes on this section. Ms. Alpaugh-Cote commented on the page breaks, “they are annoying” she said. Ms. Ogilvie noted she would do what she could to remedy that.

Population Analysis

Ms. Ogilvie noted the addition of the 2010 census data to the table. The members discussed the chart noting that the time span between 1990 and 2000 showed a significant percentage change. Ms. Ogilvie attributed that increase to the RiverMead Retirement Community.

Age Distribution

No changes.

Selected Population Characteristics

The members reviewed the commuting patterns, education level and household income tables. A brief discussion about the youth of the town leaving the town followed. Mr. Kelly noted “the most basic question is what is happening, why it is happening, and what are we going to do about it in terms of our Master Plan.”

Ms. Ogilvie referenced the Community and Consequences presentation and DVD adding “we know some of why the young people are moving away is because of the cost of housing here.”

Housing Analysis

The members reviewed the types of housing, number of units in a structure, age of housing stock, year housing stock built, 2010 value of owner-occupied homes, and housing value as a percentage of owner-occupied units.

Housing Affordability

The members discussed the current economic status of the country, the percent of income spent on housing and homeownership affordability. Mr. Kelly noted the median home value of \$250,150 and asked “where is that from?” Ms. Ogilvie explained those figures came from the census data. “Peterborough?” asked Mr. Kelly with Ms. Ogilvie replying “yes.”

Housing Needs Assessment

The members briefly discussed the Median Family and the definition of household as it may pertain to blood relatives, domestic partners and married couples. This section is an attempt to fulfill the requirement to project future housing needs of residents of all levels of income and ages in the municipality. The members reviewed the data in the tables.

Housing Opportunity

The members reviewed the table of permitted residential uses in the zoning districts. It was noted Peterborough has 12 districts, 9 of which accommodate some sort of residential development. The members also reviewed the affordable-income housing developments including Riverview Apartments, Rockbrook Apartments, Heatherbrook Apartments, Prescott Hills, and the Contoocook Housing Trust. No changes.

Future Housing Needs

Ms. Ogilvie noted that the population projections are used to estimate the future housing needs. She told the members in this Chapter in 2003 the population projections that were used were developed by the Office of Energy and Planning (OEP) using the 2000 US Census. She went on to note “but since that time the OEP is no longer publishing projection data and has removed all previous projections calculated on that Census.” She noted that in an attempt to get a handle on what to expect for housing she went back to the 1960s and looked at trends and housing changes. The members reviewed several tables of data pertaining to the population of Peterborough and its sub-region as well projected future housing needs and the percentage change in the population versus the housing stock.

Population

The members reviewed Peterborough’s sub-regional population trends.

Housing

The members reviewed tables of the housing supply in 1990, the housing supply in 2000 and the changes in percentages. They also reviewed the sub-regional housing comparison.

Conclusions

The members briefly discussed the factors that continue to influence the growth of population and housing in Peterborough. The discussion included the economy, property values, incentives for new construction, taxes and low cost housing.

Ms. Chollet interjected “wow, I am amazed at the amount of work you have put into this.” The other members agreed. Ms. Ogilvie noted she would update the chapter and send it out via email for (final?) review at the April meeting. She went on to note that it would be most efficient to present both the chapters (this one and Municipal Resources) together at a public hearing with the Planning Board.

Other Business

None

Next Meeting Date:

April 10, 2013 at 5:45 p.m.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant

Approved April 10, 2013